

---

# AGENDA REPORT

Meeting Date: May 15, 2024

Item Number: DS3

Prepared By: Jason Greiner

## Subject

Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

## Recommendation

No action is requested by staff on this item.

## Discussion

### WEDC Property Update:

#### Property Management

- Staff is coordinating photography at 104 S Ballard prior to demolition.
- Staff has received a bid for demolition at 305 S Ballard and is in the process of utility disconnection, public safety training, and will move to demolition as soon as possible.
- The tenant at 100 W Oak has vacated the building. Staff will schedule utility disconnects, public safety training, and demolition as soon as possible.
- Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.
- The Cross Church has requested use of WEDC property at Hwy 78/Brown for parking of carnival trailers from June 10<sup>th</sup>-18<sup>th</sup>. Staff will work to determine if this is feasible based upon feedback at the upcoming Preconstruction Meeting on May 15<sup>th</sup>. This will be dependent upon the mobilization of crews for the TxDOT improvements at this location.
- Ongoing maintenance of properties continues.

#### Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- SP worked on appointment coordination for ICSC.
- Staff will provide project updates as needed in Executive Session.

### Downtown Parking:

- KH prepared additional exhibits for negotiations with railroad on ROW.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.
- Staff will provide additional updates in Executive Session.

**Downtown & SBO Property Concepts:**

- KH to prepare concept layout for 503-701 S Ballard. Waiting on existing plat/survey data.

**Engineering Report:****Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)**

- City and TxDOT approval has been received and a pre-construction meeting was held on May 8 with the City and contractor. Construction to begin imminently (exact date TBD).
- KH will provide a CAD file with additional control points to the contractor.
- KH will provide a CAD file and exhibit showing the boundary of the soil monitoring area.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Complete

**Design & Engineering - FM 544 Commercial – Special Planning Area (KH)**

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City's 19-acre tract.
- Staff will provide any additional updates in Executive Session.

**Environmental- State Hwy 78 & Brown – Elm Creek (EC) & Whitehead Environmental Services (WES)**

- TCEQ has received data and has stated that the site review is ongoing.
- EC and WES will be requesting a call with TCEQ and WEDC to pursue review and completion.

**State Hwy 78 TxDOT Improvements**

- EJCDC contract has been fully executed.
- A pre-construction meeting has been scheduled for Wednesday, May 15<sup>th</sup>.
- Construction to begin imminently (exact date TBD).

**Design & Engineering - Cooper Plaza - State Hwy 78 & Brown**

- KH is working with structural subconsultant on retaining wall design and will be bid by KH once structural design is delivered.
- Award of bid anticipated in June
- Construction to begin soon after (exact date TBD).

**Flood Study & Drainage Study- Hooper/Steel/Regency Business Park (KH)**

- Staff has conducted two meetings and reviewed six drainage concepts with the property owners along 544. Property owners have been invited to the Work Session with City Council on Tuesday, May 14<sup>th</sup>.
- KH will provide additional concepts for the commercial properties that front FM 544 for Council consideration.
- Concepts will be finalized after the work session on May 14<sup>th</sup>. The drainage study with final recommendations will then be submitted.
- KH is working on the existing storm sewer analysis.
- Completion Date: Complete

**Hooper/Steel ROW Dedication**

- KH will provide an exhibit showing the ROW that would need to be obtained/dedicated.

**Security Court Fire Lane Exhibit**

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

**Water & Sewer Extension - State Hwy 78/Alanis (KH)**

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.

- Design is completed and now the drainage and sanitary sewer easements need to be signed and filed.
- A pre-con meeting will be scheduled once all easements are signed and filed.

#### Eubanks Easement/ROW Coordination

- Engineering for this project has been completed. Ongoing work on easements is taking place.
- KH is preparing an exhibit that shows the ROW dedications/letter agreements obtained.

#### Jackson Avenue Development

- Survey work has been completed and KH is coordinating with the City and design team for the downtown infrastructure/wayfinding project to coordinate parking, draining and “theme” of the development.
- Once drainage solution is known, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. An architect/planner will be engaged to help design the buildings. The development will meet the requirements of the Downtown Overlay District.

#### Westgate Gas Line & Easement Coordination

- Engineering for this project has been completed.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on easements is taking place.

#### 40 Acre Tract (SEC of Eubanks/78) Concept Plan

- KH will provide additional concept layouts.
- Staff will provide any additional updates in Executive Session.

#### **BRE & Workforce Updates:**

- Conducted 6 BRE visits in April.
- Held 3 follow-up meetings with local employers to address challenges and/or opportunities identified during BRE Visits including expansion plan discussions workforce development programs, and community involvement.
- Received notification of award for WSNCT Upskilling Grant through Collin Technical College. Worked with WSNCT, Collin College, and Wylie ISD to identify training participants in target occupations.
- Participated in Build Your Future Career Day featuring 34 local businesses. Held technology demonstration session for Electrical contractors featuring TRIO’s Virtual Reality training tools for employers and educators.
- Coordinated local employer participation and attended the April 18<sup>th</sup> Collin College Career Center’s Countywide Career Fair. Six (6) Wylie employers registered to participate.
- Gathered and finalized input from area partners including Collin College, Raytheon Intelligence & Space, and McKinney EDC, and the Department of Labor for submission to TEDC for the 2024 Workforce Excellence Award.
- Participated in Manufacturing Institute’s MFG Day 2024 – Getting Started webinar on April 4, 2024.

#### **Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, property owners, and legal continue.
- Conducted a meeting with a muralist to discuss opportunities for additional murals in Downtown Wylie.
- Attended the Downtown Stakeholder Meeting on April 1<sup>st</sup>.
- Attended the WISD Build Your Future Career Day event on April 3<sup>rd</sup>.
- Attended the Maple Street Biscuit Co. ribbon-cutting event on April 5<sup>th</sup>.
- Coordinated and attended the Small Business Appreciation Reception and Small Business Week Proclamation on April 23<sup>rd</sup>.
- Attended the State of the Chamber Luncheon on April 23<sup>rd</sup>.
- Participated in the Deanan Gourmet Popcorn VIP Facility Tour and Ribbon Cutting event on April 24<sup>th</sup>.
- Attended the Artificial Intelligence training with Social Media Rescue on April 30<sup>th</sup>.
- Worked with legal regarding ongoing real estate projects and performance agreements.

- Planned, coordinated, and organized the Entrepreneur Expo.
- Received updated city-wide traffic count reports in preparation for ICSC.
- Sales tax revenues for May are up 3.17%. YTD sales tax revenues are up 11.71%.
- Performed additional reconfiguration of the website, data management, and development of marketing materials.

**Upcoming Events:**

- ICSC- Las Vegas – May 19-21
- Chamber: Leadership Wylie (Class 20) Graduation Luncheon – May 28
- Board & Commission Interviews – May 29-30
- TEDC Basic Course – June 11-14
- WEDC Board Retreat – June 14
- Chamber: Women’s Conference – June 14
- WISD New Teacher Luncheon – July 23
- Wylie Championship Rodeo – September 6-7
- TEDC – ED Sales Tax Workshop – DFW – September 13

Please see the attached Marketing Calendar for the full list of upcoming events.