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# AGENDA REPORT

**Meeting Date:** October 16, 2024      **Item Number:** DS1  
**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

- Grass has been established at 104 S Ballard and 100 W Oak.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent and have received a second payment.
- Staff have been in communication with mowing services regarding ongoing maintenance of lots.

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

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

### Downtown Parking & Drainage:

- The City of Wylie closed on the purchase of UPRR ROW.
- The survey documentation that Union Pacific has requested has been provided.
- KH prepared an exhibit that shows potential fence locations along the UPRR ROW.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

### Engineering Report:

#### Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)

- Project is under construction with KH providing construction management as-needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC. Next project coordination meeting is scheduled to take place 10-17-24.
- A replat has been prepared to show final easements and is being coordinated with the City.
- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated.
- TxDOT permit was approved for Frontier/duct bank work and Frontier ROW permit was approved from City

- Roque to submit revised change order for sanitary sewer revisions.

#### Design & Engineering - FM 544 Commercial – Special Planning Area

- KH to prepare an updated IPO for the Flood Study on the City's 19 AC site and FY25 project coordination.
- Staff will provide any additional updates in Executive Session.

#### State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as needed.
- RFI #2 was recently approved by the City.

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

- The City is reviewing submittals.
- Project is under construction with KH providing construction management as-needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC. Next project coordination meeting will take place 10-10-24.
- McMahan to submit RFIs for changes to storm manhole sizing and bollard clarification.

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

- Existing storm sewer analysis is nearly complete. KH to schedule meeting with EDC to review findings/recommendations.
- KH preparing an IPO for the final design of the Option 6 improvements for FY 25.
- KH to submit concept plan for max buildable acreage on SWC of Hooper and Steel Road this week.

#### Hooper/Steel ROW Dedication

- KH provided 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)

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

#### Eubanks Easement/ROW Coordination

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners.
- KH to prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

#### Jackson Avenue Development

- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and "theme" of the development.
- Once the 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. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

**Westgate Gas Line & Easement Coordination**

- Ongoing work on the abandonment of the former easements is still taking place. Staff met with the property owner, engineering team, and Atmos to discuss next steps for abandonment.
- Survey documents were sent to Atmos and we have received a preliminary document that needed some revision. Awaiting final updated documents from Atmos.

**BRE & Workforce Updates:**

- Conducted 1 BRE visit in September.
- Finalized MFG Day tour participation with Wylie ISD and 16 local employers for student engagement tours and 2 Community Tour events.
- Assisted Regional BRE representatives in developing local MFG Day student programs.
- Scheduled educational webinar program for the Utility Tax Rebate and OSHA audit support program.

**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, contractors, property owners, and legal continue.
- Performed additional reconfiguration of the website, data management and organization, media archives, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Preparation for the CCIM/Best of Texas Bus Tour.
- Presented to ICAN and provided tour of community to participants. Deanan Gourmet Popcorn and Glen Echo Brewing participated as tour stops.
- Participated in City of Wylie in-service days.
- Participated in the Leadership Wylie Opening Retreat. (MW, MB)
- Attended 2024 Annual State of Education Chamber Luncheon.
- Facilitated and attended MFG Day Reception & Proclamation.
- Facilitated and attended Legislative Dinner.
- Attended ED Sales Tax Workshop – DFW. (HS)
- Participated in WEDC Board Retreat/Work Session.
- Sales tax revenues for October are up 6.54%. YTD sales tax revenues are up 9.38%.

**Upcoming Events:**

- Workforce & Manufacturing Chamber Luncheon – October 22
- TEDC Annual Conference – October 23-25
- 2024 Texas Downtown Conference – October 28-30
- 30<sup>th</sup> Annual North Texas CCIM Sporting Clays Tournament – November 6
- Leadership Wylie – WEDC Driving Tour / Business Tour – November 21

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