
AGENDA REPORT

Meeting Date: December 18, 2024 **Item Number:** DS2
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/Real Estate

- Staff have been in ongoing communication with mowing services regarding the maintenance of lots.
- Sale of Lot 1 of Cooper Plaza is scheduled to take place on December 17th. Final issues related to the CCRs are being worked through, and staff is hopeful that the closing will take place this week.

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 survey documentation that Union Pacific has requested has been provided.
- KH prepared an exhibit that shows potential fence locations along the UPRR ROW.
- KH is 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.
- 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. Staff has made repeated attempts to get resolution on this item, as well as issues with overhead utilities, and will continue. According to Oncor, the remaining overhead utilities are owned by Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV. Oncor has notified each of them that they need to transfer their utilities to the new poles. Staff will continue follow-up as needed.
- The TxDOT permit was approved for Frontier/duct bank work, and the Frontier ROW permit was approved by the City.
- KH will provide two additional concept exhibits for Lot 3. One will be parking only for Lot 5 and overflow for Lot 1. The other exhibit will show office/retail space with parking.

- Staff is working with KH to explore the option of modifying plans to eliminate the decel lane so that the project can move forward despite continual issues with utilities.

Design & Engineering - FM 544 Commercial – Special Planning Area

- KH will 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

- The project is currently under construction, with KH providing construction management as needed.

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

- The City is reviewing submittals.
- The 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.
- McMahon will submit the RFI for bollard clarification.
- RFI #5.1 is currently under review by the City.
- Staff is working on coordination between the contractor, Vasquez Engineering, and the City of Wylie for clarity regarding project issues.
- Final Plats for Cooper Plaza have been signed and submitted to Collin County.

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

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

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 and held a recent meeting to discuss options for ROW.
- KH will 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 the development's “theme.”
- 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.
- Distribution easement documents have been received from Atmos. Staff is in the process of coordinating signatures for the easements from the property owners and has provided updated signature block information to Atmos. Once staff receives the last set of signatures, the documents will be sent to Atmos for filing.

BRE & Workforce Updates:

- No BRE visits were conducted in November, but multiple follow-up meetings were held based on information gleaned during prior BRE visits, including two employers with expansion plans.
- WEDC met with Helm Dental Laboratory to explore assistance for workforce development due to the acquisition of government contracts. Facilitated a meeting between Wylie ISD/Helm to explore workforce development options, specifically Internship/Practicum program implementation aimed at CAD programming students.
- Launched registration for the Leadership Skills Development training program, Bridging the Skills Gap: Equipping Emerging Leaders for Success.

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, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the community Thanksgiving Luncheon hosted by Lutz Woodworking.
- Staff attended a Bryan, TX, community tour and met with the Economic Development Director/City Management/Mayor. (MP, BP, JG, RH)
- Staff attended the Chamber of Commerce Breakfast featuring Wylie Community Christian Care Center.
- Participated in the ongoing Leadership Wylie Classes. This month featured the City of Wylie and Wylie EDC, with tours provided onsite by Deanan Gourmet Popcorn and Glen Echo Brewing. (MW, MB, JG, RH)
- Staff attended the annual City of Wylie Thanksgiving Luncheon. (RH, AW, MB, CS)
- Attended 30th Annual North Texas CCIM Sporting Clays Tournament (BB, JG)
- Attended Collin Leadership Policy Summit (AW)
- Sales tax revenues for December are up 4.25%.

Upcoming Events:

- ICSC Red River – January 29-31, 2025
- Project U – February 18, 2025
- 5 Loaves Gala – March 8, 2025
- Boots ‘N Barbecue – March 29, 2025

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