

**AGENDA REPORT**

<b>Meeting Date:</b>	<u>April 19, 2023</u>	<b>Item Number:</b>	<u>DS4</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>April 14, 2023</u>	<b>Exhibits:</b>	<u>5</u>

**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 for this item.

**Discussion**

**WEDC Property Update:**

Property Management

- Tenants at 605 Commerce Suites, 201 & 204 have vacated the space. Public Safety training has taken place at these locations.
- 605 Commerce, Suite 200 and 908 Kirby should be vacated by the end of April. Demolition process will begin as soon as these properties are vacated. Staff have continued to provide communication to tenants throughout this process and have made every attempt to relocate these businesses within the city of Wylie.
- The tenant at 104 S Ballard is in default. Additional discussion will be needed in Executive Session.
- Leasehold information and the property listing agreement will be discussed at the 5/17/23 WEDC Board Meeting.

Property- UP Lot/N Keefer

- Staff is coordinating with Roome on a revised boundary survey for the properties north of Brown Street. KH to provide IPO for conceptual improvements and utility location once survey is received.

**Downtown Parking:**

- KH is reviewing the drainage area maps and data from City’s consultant to determine feasibility of regional detention on south end of proposed parking (or potentially underground).

**Engineering Report:**

Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- Plans were submitted to the City and comments have been received. Waiting on Fire Department comments.
- KH is redesigning the drainage/storm sewer to allow for regional detention on Lot 4. We are expected to have preliminary design on the pond completed week of 4/17.

- KH will revise and resubmit construction plans after the preliminary detention design is completed and after FD comments are received.
- Completion Date: May 2023
- The next step is construction bids and award of contract.

#### Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- NTMWD completed the final walk thru last week and has begun processing the final payment. It will go to the NTMWD Board on 5/25/23 and the project is anticipated to be completely closed out by the end of May.

#### Environmental- State Hwy 78 & Brown – Elm Creek (EC) – **No Update**

- The excavated soil has all been removed from the site and taken to a landfill. No soil with arsenic levels above commercial limits remains on-site.
- EC is finalizing the report documenting the removal of the soil the APAR comments and should have them ready to submit very soon.
- EC is holding off on removing the remaining groundwater monitoring well until TCEQ has given the go-ahead to do so.
- Completion Date: Early 2023

#### ROW - State Hwy 78/Brown – City of Wylie, Kimley Horn (KH), and Vasquez Engineering (VE)

- City has determined that no additional ROW or easements will be required from NTMWD or the 7-11 site.

#### Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Waiting on grading details and detention calculations.
- Still waiting on Final TxDOT approvals and permitting
- Completion Date: May 2023
- The next step is construction bids and award of contract.

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

- IPO has been signed.
- Grading estimates have been requested. Similar to Eubanks Lane, ROW improvements need to be made prior to studying RBP. The scope will include re-grading some of the ditches and cleaning silt/debris out of culverts. Survey will not be kicked off until this work is completed. This item is subject to Board approval on 4/19.
- Completion Date: Mid 2023

#### Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Submitted the construction plans to the City and are waiting on plan approval. Plans will be submitted to NTMWD for approval after City approval is received.
- Ongoing coordination with Larry and Layne Nelson on the proposed drainage and sanitary sewer easement. The easement documents have been prepared and the easements have been staked. Staff is coordinating with the Nelson's to get a meeting setup to walk the easements and get the documents executed.
- Staff is coordinating with Oncor and Atmos on gas/power to the site.

#### Flood Study- Sanden/City's 19-acre Property (KH)

- Preliminary budget number for the flood study = \$205,000
- KH to provide scope and fee for a flood study from the Sanden property north to FM 544 (see attached exhibit showing extents of study)

#### Brown/Eubanks Drainage

- Cleanout of ditches, silt removal in ditches, haul-off of soils removed, erosion control, and replacement of four culverts on Eubanks has been completed and has shown to have improved drainage in this area.

**BRE Updates:**

- 1 BRE visit was conducted in March.
- Staff attended 1 pre-development meeting to facilitate.
- Worked with WISD Marketing Practicum Students to involve them in a real-world marketing program developing digital marketing content associated with Small Business Week.
- Staff participated in planning activities associated with:
  - Small Business Week including Taste of Wylie, Social Media Rescue educational event, Picnic on Ballard
  - Chamber of Commerce Women's Leadership Conference
  - WISD Build Your Future student career event

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

- Staff attended the Boots 'N BBQ Gala hosted by WISD Education Foundation on March 18.
- Staff attended the State of the City Chamber Luncheon on March 21.
- Staff attended Leadership Wylie at Wylie Fire Rescue/Wylie Police Department.
- Sales tax revenues for the month of April are up 16.66%.
- Overall sales tax revenues for FY23 are up 15.14%

**Upcoming Events:**

- Chamber Awards Banquet- April 20
- Small Business Week Proclamation- April 25
- 5:01 PM Professional Mixer- April 27
- Chamber of Commerce Cornhole Tournament- April 28
- Small Business Week- April 30 – May 7
- Taste of Wylie – May 1
- Christian Prayer Breakfast of Collin County- May 4
- Economic Development Week Proclamation/Recognition- May 9
- CCBA Luncheon- May 15
- ICSC Las Vegas- May 21-23
- Please see the attached Marketing Calendar for the full list of upcoming events.