

STAFF REPORT

Date: March 11, 2026 **Item Number:** DS2
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Subject
Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation
N/A

Discussion

WEDC Property Update:
Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Anticipated completion date: Mid-2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Late 2026 or Early 2027.
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

Engineering Report:
Active & Moving / Slowed or Paused / Inactive but Invested or Planning

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

- Record drawings have been completed.
- WEDC/KH received the as-built topo survey for the exposed soil internal to the retention pond. The flowline elevation of the outfall weir is 0.06 feet below the design elevation, but there is possibly some damage to some of the pond wall, and per the survey data the flowline elevations of the pipes coming into the pond slightly vary from the construction plans, and the silt in those areas still needs to be removed.
- Onsite walkthrough meeting with the WEDC, City, and McMahon on 3-26-26.

SH 78 Sidewalks

- KH finalizing redesign of sidewalk connection at the intersection of SH-78 and Ballard Ave.
- KH to resubmit construction plans to City.

Downtown Parking / Jackson Ave Parking and Striping

- KH to send concept plan to City staff and fire and set up meeting to get final sign-off on design.
- KH to begin preparing construction plans once final buyoff is received.

Design & Engineering - 544 Gateway Addition

- Tiseo is done with improvement. Preliminary walk-through is scheduled with TxDOT/City of Wylie on 3-13-26. WEDC and KH walk-through tentatively scheduled for 3-26-26.
- Staff is coordinating with the City of Wylie regarding sign installation of John Yeager Way.

Lot 3 – 544 Gateway Addition

- Roome Surveying is performing a full topographic survey this week and should have data over to KH soon.
- Once survey data is received, KH will begin preparing civil construction plans.

FM 544 Corridor Master Plans

- KH finalizing drainage design and deliverables for the corridor.
- KH to update concept plans per WEDC direction.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- KH reviewing and providing input on the drainage analysis from LJA.

Atmos Gas Main Extension- N Hwy 78

- Construction has begun on the project.
- Staff coordinated with City of Wylie for traffic line location at Kreymer/Hwy 78.
- Anticipated completion by 4-17-26.

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

- KH provided a recommended award letter for Canary Construction.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on the shutdown for the tie-in.

Sanden Easement/ROW Coordination

- KH is preparing an IPO, currently coordinating scope language and fees with internal partners on all drainage, traffic, and structural-related items.

Keefer Street Infrastructure

- KH to prepare IPO.

Jackson Avenue Development

- Project on hold, but work continues on Jackson Ave. Parking and Striping.
- Coordinating with 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. An 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.

BRE & Workforce Updates:

- Five BRE visits were conducted in February.
- Facilitated industry speakers for Wylie ISD Business Symposium:
 - Demond Dawkins will lead a Breakout focused on careers in Finance.
 - DJ Shirley will lead a Breakout focused on the impact of Social Media Marketing.
 - Jennifer Beck will lead a Breakout focused on Business Management and the importance of Human Capital.
 - Jackie Tobar will lead a Breakout focusing on Real Estate and Marketing.
 - Adam Prewitt, President of Helm Dental Laboratories, will be the Keynote Speaker.

- Supported workforce development programs for specific employer-identified needs.
- Identified a manufacturing expansion project for a local employer resulting from the growing demand for local fulfillment of DoW contracts. Potential facility relocation, equipment expansion, and facilitation of hiring event.
- Connected Wylie Preparatory Academy with industry/workforce development opportunities.
- Continued BRE Succession planning/training activities.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview is moving forward with the Discover Wylie website redesign and related services.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- The Office Manager position has been posted, with the first round of interviews to take place next week.
- Staff attended Leadership Wylie – SIMSOC (CS)
- Staff and Board facilitated and attended Hidden Lakes Broker/Developer Event (BB, HS, JG, RH, CS)
- Staff attended Project U (RH, AW, CS)
- Staff attended ICSC Red River (JG, MB)
- Staff attended TEDC Winter Conference – (JG, RH, MB)
- Sales tax revenues for March have not yet been reported. Staff will provide an update when available.

Upcoming Events:

- State of the City Luncheon – March 24 **RSVP Required*
- WEDC Annual Report to Council – March 24
- WISD Boots ‘N Barbecue – March 28 **RSVP Required*
- Taste of Wylie – May 4 **RSVP Required*
- ICSC Las Vegas – May 18-20 – Las Vegas

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