
AGENDA REPORT

Meeting Date: February 21, 2024

Item Number: DS4

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

- Demolition of 701 S Ballard and 300 N 2nd has been completed. Demolition of 711 Cooper is near completion. Staff will ensure that properties are fully cleaned up following demolition. Staff has continued efforts to finalize utility disconnections in preparation for demolition at 104 S Ballard. Staff met with the artist that completed the mural onsite at 104 S Ballard and will coordinate photography prior to demolition. Staff coordinated with WFR and WPD to allow training opportunities prior to demolition and will continue to do so for the remaining properties.
- Property Management conducted final walk thru with previous tenant at 104 S Ballard.
- Staff is in discussion with previous tenant at 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- SP prepared for and coordinated project meetings for ICSC Red River.
- SP needs feedback on new concept plans for Lot 5.
- Staff will provide project updates as needed in Executive Session.

Downtown Parking:

- Staff met onsite with the UP representative. 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)

- The second construction plan and TIA submittal to TxDOT was made on January 25, 2024 and we are awaiting review comments.
- Bids were received. Tiseo agreed to shorten the contract time. We are waiting on TxDOT approval to finalize the Contract and get them started.
- After we receive all approvals, we will setup a pre-con meeting with the City.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Early-2024

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 discuss the findings in Executive Session.

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

- TCEQ provided responses to the additional information submitted by EC.
- EC will respond to the TCEQ questions BY 2-19-24.
- EC now anticipates that the earliest that the Certificate of Closure/Completion could be issued would be April. EC has notified TCEQ regarding the pending real estate transaction on the property and requested a review as soon as possible.

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

- Staff is working on filing the final plat with Collin County, pending parcel data clarification with Collin County Tax Assessors Office.
- Staff met with Vasquez Engineering and pond maintenance company regarding pond design.
- Completion Date: Early-2024

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

- Drainage analysis and modeling is complete. Staff will discuss the findings in Executive Session.

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

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- The proposed drainage and sanitary sewer easements have been signed and will be filed.
- KH prepared two concept exhibits for the Nelson's property at the hard corner of 78 and Alanis.

Eubanks Easement/ROW Coordination

- Ongoing coordination regarding easement and right-of-way acquisition.

State Hwy 78 TxDOT Improvements

- KH preparing EJCDC contracts for the project (expected completion end of week). Will insert the schedule of values from contractor when received.

Jackson Avenue Development

- KH is preparing 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 and/or sale. The development will meet the requirements of the Downtown overlay district.
- Will require close coordination with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and "theme" of the development.
- KH is in discussions with the City Engineer regarding the possible drainage solution and will provide a follow-up prior to finalizing the IPO.

Westgate Gas Line & Easement Coordination

- Survey has provided an updated file showing the location of the gas line.
- KH is working on the exhibits to be attached to the Atmos front end language.
- KH is working on the abandonment document for the existing easements.

City of Wylie- Current Project Status for your reference:

- Wylie Development Projects Status - [Development Status Report](#)
- Wylie Capital Improvement Program (CIP) Projects Status - [CIP Status Report](#)
- Wylie Capital Improvement Program (CIP) Projects Dashboards
[Eubanks Lane Improvements](#)
[E FM 544 Improvements](#)
[McMillen Drive Improvements](#)
[Park Boulevard Improvements](#)
[Map View](#)

BRE & Workforce Updates:

- Staff conducted 4 BRE visits in January.
- Developed electrical trade pathway “Power Hour” lunchtime educational program for CTE students.
- Participated in 2 workforce webinars addressing Jobs & Education for Texans (JET) Grant programs, Metrix Learning, and Cross Timbers APEX Accelerator programs for the Department of Defense (DOD) Office of Small Business Programs (OSBP).
- Assisted local employer in submitting Skills Development Fund Grant application for workforce development.
- Met with Texas Manufacturing Assistance Center (TMAC) and regional representatives regarding MFG Day 2024 program.
- Worked with Collin College and WSNCT to advance certification of Electrical Apprenticeship and Youth Apprentice programs for local employers.

Additional WEDC Activities/Programs in Review:

- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the City of Wylie’s Annual Employee Banquet.
- Staff met with the social media team to review upcoming projects and activities.
- Staff worked on ongoing updates and refreshes to website content and available properties for better online visibility. This included work toward development of video content, updates to data and featured stories.
- Sales tax revenues for the month of February are down 44.73% due to an audit collection adjustment in the amount of -\$928,579.71. Staff has been in communication with the Comptroller’s Office and is awaiting additional information concerning the adjustment.

Upcoming Events:

- TEDC Winter Conference- San Antonio – February 21-23
- WISD Boots ‘N Barbecue – March 23
- ICSC- Las Vegas – May 19-21
- Board & Commission Interviews – May 29-30

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