

STAFF REPORT

Date: May 13, 2026 **Item Number:** DS3
Prepared By: Jason Greiner

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:
Property Management/Real Estate

- 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.

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. Staff is working with Walk-On’s Sports Bistreaux to facilitate their Grand Opening Event.
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Anticipated completion date: Late 2026 or Early 2027. As of 3-23-26, construction has not commenced, and WEDC has an option to repurchase on or before 3-23-27.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion date: Early 2027
- 8.27 ac/Wylie Square One – Inspection Period Exp: 6-4-2026; Closing Date By: 7-4-2026
- 1.017 ac/L.M.B. Partnership – Inspection Period Exp: 5-10-2026; Closing Date By: 6-9-2026
- 3.95 ac/Keles Group – Inspection Period Exp: 6-9-2026; Closing Date By: 7-9-2026

Listing Agreement – Segovia Partners (SP)

- Relevant pad sites have been sold; Staff has canceled 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

- RFQ/RFP for architectural design services was issued, with a 5-8-26 delivery date. Item to be considered by WEDC Board on 5-13-26.

SH 78 Sidewalks

- Construction plans were approved by the City of Wylie on 5/7/26.

Downtown Parking / Jackson Ave Parking and Striping

- KH coordinating with franchise utilities for the relocation of multiple power poles.
- KH preparing civil construction plans.

Lot 3 – 544 Gateway Addition

- KH preparing civil construction plans.

FM 544 Corridor Master Plans

- KH met with WEDC on 5-5-26 to discuss the Master Drainage Analysis deliverables.
- KH to update concept plan per WEDC direction and updated drainage design.

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

- Project has been completed. Staff is verifying final sign-offs for project payment.

Wylie Roadway OPCCs

- KH finalizing Sanden and additional roadway OPCCs and exhibits this week.
- KH to begin Alanis and Hooper roadway OPCCs and exhibits.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon is working on the schedule for the additional erosion control measures.

Design & Engineering - 544 Gateway Addition

- John Yeager Way signage installed, and a Road Opening Ceremony was held for John Yeager Way on 4-24-26.
- KH/City/WEDC completed the second punch list walkthrough on 4/16. KH provided punch list items to City/Tiseo.

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 finalized IPO. Item to be presented/considered by WEDC Board on 5-13-26.

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:

- One BRE visit was conducted in April.
- Attended the Governor's Small Business Summit in Allen.
- Connected a local business with the North Texas SBDC to explore small business support programs.
- Provided input and discussion feedback for first BRE Subcommittee Meeting
- 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 website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff welcomed new Office Manager Valerie Scott to the WEDC team.
- Staff attended the Gov. Small Business Summit. (CS, AW)
- Staff facilitated and attended the Road Opening Ceremony for John Yeager Way (HS, MW, DD, JG, RH, MB, VS)
- Staff attended Leadership Wylie, Public Safety (CS)
- Staff attended City of Wylie Records Workshop (CS,VS)
- Board and Staff attended State of the Chamber Luncheon (JG, RH, MB, CS, VS)
- Staff facilitated and attended the Small Business Reception and Proclamation recognizing the contributions of our small businesses and featuring seven local small businesses. (HS, JG, RH, CS, MB, VS)
- Sales tax revenues for May are up 1.50% and up 0.55% for the year.

Upcoming Events:

- ICSC Las Vegas – May 18-20
- Bisnow DFW Experiential Retail & Mixed-Use Summit – June 2
- Eastern Collin County Women's Conference – June 4
- TEDC Mid-Year Conference – June 17-19

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