

AGENDA REPORT

Meeting Date: December 20, 2023 **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

- Staff has worked to finalize utility disconnections in preparation for demolition 104 S Ballard, 701 S Ballard, and 711 Cooper. Staff will coordinate photography at 104 S Ballard prior to demolition. Staff is coordinating with WFR and WPD to allow training opportunities prior to demolition.
- The next HRC meeting for review of demolition of 300 N 2nd will take place on December 28th.
- Staff received a request to extend the vacate date for the tenant at 100 W Oak from January 31, 2024 to March 1, 2024.
- Property Management is still working with the previous tenant at 104 S Ballard for final walk thru of property.
- Staff is in discussion with previous tenant at 106 N Birmingham, 605 Commerce Suite 200 and 908 Kirby regarding payment of past due rent.
- Tree removal has been completed at 300 N 2nd.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff met with Segovia and potential users/developers.
- Staff will provide project updates in Executive Session.

Downtown Parking:

- Concept plans and OPCCs for Phase 1 and Buildout of the parking lots have been submitted.
- Preliminary Cost estimates are being prepared.
- Staff met with UP to discuss the potential for parking downtown.

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)**

- Atmos/Oncor coordination ongoing.
- The construction plan resubmittal was made to TxDOT and we are waiting on the final permit.
- Ongoing coordination with Lot 1, Lot 2 and Lot 6 developers.
- After KH receive all approvals, KH will bid the project and setup a pre-con meeting.
- A replat will need to be prepared to show final easements after all approvals are received.
- Staff will further coordinate with USPS regarding postal service in the coming weeks.
- The next step is construction bids and award of contract.
- Completion Date: Early-2024

Design & Engineering – City of Wylie’s 19 Acres - FM 544 Corridor (KH)

- Survey has been completed
- Next meeting scheduled for 12/20

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

- TCEQ sent comments back on 8/29.
- Staff met with EC and WES to discuss deliverables. WES was brought in on the project to wrap this up asap.
- The DUS was submitted to TCEQ on 12-8-23 and the RACR was submitted on 12-14-23.
- EC now anticipates receiving TCEQ response by January 9th.

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

- The Preliminary and Final Plat as well as the Civil Plans have been submitted to the City. P&Z will consider the item at the 12-19-23 P&Z Meeting.
- The next step is construction bids and award of contract.
- Completion Date: Early-2024

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

- Drainage analysis and modeling is underway and preliminary results are expected to be available in January.

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

- Approval from NTMWD has been received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- The proposed drainage and sanitary sewer easements have been signed by Larry Nelson. We will then need to file with Collin County.
- KH has prepared two concept exhibits for Nelson’s property at the hard corner of 78 and Alanis.
- The proposed drainage and sanitary sewer easements need to be resigned by Larry Nelson. We will then need to file with Collin County.
- The access easement across Stealth property needs to be resigned by Larry Nelson and Stealth. We will then need to file with Collin County.

Eubanks Easement/ROW Coordination

- Easement exhibits have been submitted and staff is coordinating with property owners to get them signed.
- KH is preparing ROW documents for Lot 1. Expected to be completed 12/13/24 and will be sent to WEDC and City for review.
- Staff has worked with contractor to coordinate tree removal on Eubanks.

FM 544/Younger Partners Commercial Property Survey

- Survey field work is completed and sent to WEDC. This survey includes the data that will be required for the flood study of the City's 19-acre tract.
- KH reviewing whether or not an at-grade crossing of the railroad is feasible based on the existing topography.

SCS Lakes

- KHA prepared IPO#10 to study the ponds and their dams. IPO to include the process for taking the ponds off system, providing an environmental inventory, providing a cost for dredging, providing flood studies for both watersheds and section on the possibility for adding amenities. Additional discussion will be needed prior to moving forward.

State Hwy 78 TxDOT Improvements

- KH to prepare EJCDC contracts for the project.

BRE Updates:

- Conducted 2 BRE visits in November.
- Attended the first Regional Business Symposium for Business Students featuring local businesses and educational institutions. Partnered with Plano, Rockwall and Wylie (ISD & EDC).
- Attended the Red, White, and You Veterans Hiring Event – City of Wylie received an award during the event for significant achievements in hiring veterans.
- Assisted the Wylie ISD to secure medical providers for placement of Medical Assistant Practicum students for January practicum placement.

Additional WEDC Activities/Programs in Review:

- Participated in Sanden International USA Ribbon Cutting
- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff coordinated the sale of property at FM 544 Gateway with Phoenix Ascending LLC and the sale of the Squire property with MLKJ.
- Sales tax revenues for the month of December are up 10.62%. This allocation is the first sales tax allocation for FY24.
- Rachael Hermes graduated from OU Economic Development Institute on November 9th after completing the final Fall Session in Austin.
- Staff and Blake Brininstool attended the TML Economic Development Conference in Bastrop on November 16-17.
- Staff and Demond Dawkins attended the Chamber breakfast featuring the Wylie Community Christian Care Center.
- 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, and development of content including press releases.
- Staff worked on ongoing development of social media initiatives and future content creation/scheduling.

Upcoming Events:

- WEDC January Meeting and Board Retreat – January 12
- ICSC Red River – January 31- February 2
- Project U- Burleson – February 20
- TEDC Winter Conference- San Antonio – February 21-23
- TEDC Basic- Round Rock – February 27-March 1

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