

AGENDA REPORT

Meeting Date:	<u>July 19, 2023</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>7/11/23</u>	Exhibits:	<u>4</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 on this item.

Discussion

WEDC Property Update:

Property Management

- Demolition of 605 Commerce and 908 Kirby is being finalized. The buildings have been removed and final clearing of the site is taking place.
- Tenant at 104 S Ballard requested a meeting to discuss what was initially thought to be a water leak onsite. HVAC tech later determined that the unit had frozen up and needs to have the filter changed more often, possibly every two weeks during the summer. Tenant inquired about the option to purchase an additional A/C unit for the roof or installation of plug-in A/C units at back and front of building, which would require saw-cutting through the brick exterior. Staff will further discuss issues related to the A/C service contract and tenant requests with the Board.
- Staff has coordinated with property management for tree removal at 701 S Ballard.
- Per Board direction at the last Board meeting, staff will review WEDC-owned properties subject to the issuance of notices to vacate and begin the process of notifying tenants.

Listing Agreement – Segovia Partners (SP)

- The listing agreement has been executed and Staff will provide project updates in Executive Session.
- SP will order signage, create a hit list of preferred tenants and create flyers for e-blast next week.
- SP has requested a site plan from an office developer interested in the property and Staff has received 4 additional inquiries.

Downtown Parking:

- Ongoing coordination with survey and Union Pacific/KCS/DART to flag utilities and obtain design survey for concept layouts.
- Survey field work outside of railroad right-of-way is underway. Waiting on permission from DART to complete survey (3-6 month timeline from DART).

- Once survey is completed, concept plans for Birmingham extension and parking will be prepared.
- Waiting on Downtown Drainage study (Huitt-Zollars) to be finalized.

Downtown & SBO Property Concepts:

- An additional concept plan was prepared for 300 W Brown to show improvements only on the excess railroad ROW and current WEDC property. KH is working on the OPCC and expects to submit this week.
- 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.
- Regional detention pond design underway. Revised construction plans to be submitted to City for review by the end of the month.
- Ongoing coordination with Lot 2 and Lot 6 developers.
- Updated master plan shows radio tower easement on Lot 4.
- KH to send CAD file for concept plan to send to medical office developer for Lots 3, 5 and 7.
- Completion Date: Mid-2023.

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

- Project is complete. Staff is waiting on NTMWD's final review of the project costs related to inspection fees.

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

- The APAR has been completed and they have removed and plugged the monitoring wells.
- EC advised that there has been a delay with TCEQ's filing of the APAR due to staffing issues. TCEQ has advised that the VCP submittal review should be complete by the end of August. Staff will provide additional updates as they are available.

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

- Retention Pond Sizing is complete and there is a new pond exhibit.
- The next step is construction bids and award of contract.
- Completion Date: Mid-2023

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

- Utility relocation has been taking place in preparation for grading improvements are underway to re-grade ditches and clean silt/debris out of culverts. The contractor should begin the improvements within the next two weeks. Survey and Environmental will not be kicked off until this work is completed.
- Permission has been obtained from property owners allowing KH to survey.
- KH is prepared preliminary OPCC costs for the drainage improvements. These estimates will change after survey/environmental work has been completed and the drainage analysis and modelling has been completed.
- KH to prepare IPO for survey/design topo.
- Completion Date: Mid-2023.

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

- NTMWD received the necessary documentation from City, and the review should be finalized soon.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Access easement across EDC/Stealth property has been prepared and submitted.

Eubanks Easement/ROW Coordination

- Survey field work underway. Expect linework this week.
- KH to prepare exhibits to coordinate with Atmos and City on easement and ROW location.

BRE Updates:

- No BRE visits were conducted in June, however, staff worked extensively with Sanden on a new possible lease and purchase option for their property. The prospective company is interested in a temporary lease and possible purchase that could result in additional tax revenue, new job creation and their relocation to Wylie.
- WEDC hosted a discussion forum with a local community to initiate regional BRE and workforce development programs with surrounding communities. The initial goal is to identify and adopt best practices and create regional workforce development programs to better meet the needs of local employers.
- Staff assisted a local business in acquiring adjacent property to expand operations in Regency Business Park.
- Staff assisted a local non-profit in developing and presenting for approval to the Wylie Parks Board and Wylie City Council, Wylie's first long-table fine dining event in Olde City Park on October 21st.
- Coordinated with Fuel City and Wylie ISD Education Foundation to develop and implement a fundraising challenge called the Crosstown Showdown PUMP-OFF. The program will launch at the beginning of the 2023-2024 school year and proceeds will provide scholarships for graduating Seniors and teacher grants for Wylie teachers.
- Continued development of Fall programming including MFG Day, Fall Career Fairs, and the Second Annual Entrepreneurs Expo.

Additional WEDC Activities/Programs in Review:

- Staff attended the TEDC Mid-Year Conference in Allen.
- Existing Board Member Aaron Jameson and new Board Member Whitney McDougall were appointed to the WEDC Board at the June 27th City Council Meeting.
- City Council approved the Bylaw Amendments at the June 27th City Council Meeting. As such, the WEDC's Board's selection of officers and the establishment of the regular meeting dates and times will take place at the annual meeting in October.
- Sales tax revenues for the month of June are up 14.40%.
- Overall sales tax revenues for FY23 are still up 11.83%.
- Quarterly Social Media Updates are attached for your review.

Upcoming Events:

- Social Media Rescue – Canva Class - July 17
- **Final Budget Work Session with City Council - July 25**
- Retail Live South Central 2023 - August 31
- IEDC 2023 Annual Conference - Dallas, TX - September 17-20
- TEDC Sales Tax Workshop - Richardson, TX - September 22
- TEDC Annual Conference - Houston, TX. - October 11-13

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