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# AGENDA REPORT

<b>Meeting Date:</b>	<u>April 22, 2022</u>	<b>Item Number:</b>	<u>DS5</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>4/18/22</u>	<b>Exhibits:</b>	<u>5</u>

## Subject

Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Temporary Access Agreements, Upcoming Events, and WEDC Activities/Programs.

## Recommendation

No action is requested by staff for this item.

## Discussion

Staff report: WEDC Property Update, Downtown Parking, Engineering Report, Temporary Access Agreements, Upcoming Events, and WEDC Activities/Programs.

### WEDC Property Update:

#### Demolition- 103 S Ballard

- Press release was issued
- Demolition is in process and will be completed by June 1

#### Demolition- 410 E Brown, 502 E Brown, and 401 N Keefer

- Demolition of all structures is now complete

#### Property Acquisition- 305 S Ballard

- Closed on property March 31

#### Property Acquisition- UP Lot/N Keefer

- City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC)
- Pending Board approval, the closing on UP lot will be on or before May 30

#### Additional Information:

- Plumbing repairs are complete at 605 Commerce Street and 104 S Ballard Avenue
- Mowing has been initiated for maintenance of all WEDC-owned properties

**Downtown Parking:** - *No Update*

- The new site plan was initially reviewed with engineering but the biggest issue is detention & drainage
- Downtown Thoroughfare and Drainage Studies need to be completed prior to moving forward
- Need the example ILA from UP for the City of Wylie

**Engineering Report:**

## Drainage Studies- FM 544/Cooper

- TxDOT as-builts have been reviewed by engineering. Detention will be required, but not as much as initially thought. Staff is trying to get one last set of culvert plans for engineering calculations.

## Water Line Installation- FM 544/Cooper

- KCS Permit has been issued
- BHC is updating the water line plans to reflect the approved alignment (revised sheets by 4/25)
- Flagging and boring will be scheduled as soon as pre-payment is received

## Water Line Relocation- State Hwy 78/Brown

- Tree Survey has been completed
- Tree removal in process
- Survey update and easement documents are in process for Oncor
- Oncor ROW approval is pending for the relocation of the utility poles at the intersection
- The NTMWD Easment has been filed with the County
- NTMWD Board Awarded the Bid to Dowager Construction

## Flood Study- Hooper/Steel

- Preliminary Hydrologic and Hydraulic modeling is completed
- Cardinal Strategies has performed internal QC on the data and scheduled a conference call with Staff and Engineering on 4/11. They are still investigating reclamation options but Staff has reviewed the draft pre vs. post floodplain maps.
- Plans to wrap up the study in the next few weeks

## Flood Study- State Hwy 78/Alanis

- Survey complete
- Preliminary Hydraulic modeling is completed
- Preliminary reclamation options are being formulated, but still waiting on FEMA data (back logged)
- Still on schedule to have the study complete mid-May

**Temporary Access Agreements:**

- Additional request received via email from The Cross Church for use at April 24<sup>th</sup> Event. This request was for use of property located at the rear of 103 S Ballard (Boyd Recording Studio).
- As noted re: 103 S Ballard, demolition crew is mobilized and construction fence is in place. Use not allowable due to current demolition project.

**Upcoming Events:**

- Small Business Week Proclamation at City Council- April 26
- Historical Commission Preservation Celebration- April 30
- Small Business Week Events- May 1-7
- Economic Development Week Proclamation at City Council- May 10

- TEDC Sales Tax Training- May 13
- ICSC Las Vegas- May 22-25
- Council/CPAC Work Session- May 31
- Please see the attached Marketing Calendar for the full list of upcoming events

**WEDC Activities/Programs:**

- Sales tax revenues for the month of April are up 19.78%
- Overall sales tax revenues for FY22 are up 13.3%
- WEDC welcomes a new member to the team on April 25
- Quarterly reports are attached:
  - Property Inventory
  - Discover Wylie Q1 Report
  - Q1 WEDC Social Media Statistics
  - Q1 Report Speak Loud Media Report
  - Performance Agreement Obligations (Treasurer's Report)