

**AGENDA REPORT**

Meeting Date: April 25, 2025

Item Number: 3

Prepared By: Jason Greiner

**Subject**

Consider and act upon issues surrounding the 544 Corridor Master Plan.

**Recommendation**

Motion to award the contract to Kimley-Horn and Associates, Inc. in the amount of \$106,500 and further authorize the Executive Director to execute any and all necessary documents.

**Discussion**

As the Board is aware, the WEDC has been working with Kimley-Horn to identify options for potential development within the City of Wylie. As such, Kimley-Horn has provided an Individual Project Order (IPO) for professional and engineering services for the 544 Corridor Master Plan.

**IPO #15 – 544 Corridor Master Plan**

This scope of work includes preliminary engineering and conceptual planning for two key areas: the tracts of land along FM 544 from Muddy Creek to Westgate Way (including the City's 19-acre tract) and the East Meadow adjacent to the Municipal Complex.

Kimley-Horn will provide preliminary infrastructure layouts—including paving, water, sanitary sewer, and preliminary alignments for major collectors and arterials—to serve future development and connect these areas to the existing roadway network. The conceptual plans will include building footprints, parking, developable acreage, and will incorporate floodplain data from IPO #14 to assess stormwater detention and major storm sewer needs. Coordination will occur with franchise utilities, Oncor, NTMWD, and the railroad (as applicable) to address utility and access requirements. Multiple development scenarios will be prepared with cost estimates, and a final conceptual master plan will be delivered based on feedback from WEDC and City staff. It is important to note that this work is conceptual in nature and does not include final design or construction documents.

The tasks outlined below are the professional services to be provided by Kimley-Horn requested by the Client. The Scope of Services described for Lump Sum (LS) tasks will be completed for the lump sum fee indicated.

1. 45-Acre Commercial Tract Master Plan - \$25,000 LS
2. East Meadow Tract Master Plan - \$35,000 LS
3. Master Planning Drainage Facility Evaluation - \$16,500 LS
4. Meetings/Project Coordination - \$30,000 HR

Upon approval, WEDC Staff will sign and return the documentation and expedite this process.