

AGENDA REPORT

Meeting Date: April 25, 2025

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

No action is requested by staff on this item.

Discussion**WEDC Property Update:**

Property Management

- Staff are working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place, and spring cleaning of properties has begun.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Deft Ventures - Inspection Period Expiration: 5-14-25; Closing Date: 6-13-25
- Lot 2 of 544 Gateway: SCSD –Closing Date: TBD
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 7-14-25; Closing Date: 8-13-25

Listing Agreement – Segovia Partners (SP)

- Pad Sites are both under contract. Upon closing, Staff will cancel 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:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH).

- Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated.
- Staff has repeatedly attempted to resolve overhead utilities issues and will continue to do so. According to Oncor, Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV own the remaining overhead utilities. Oncor has notified each of them that they need to transfer their utilities to the new poles. Capco has been engaged for the relocation of the Wylie ISD Fiber.
- MCI/Frontier handholes have been moved. Ongoing coordination for power pole relocation.
- Ongoing coordination with Walk-On's developer regarding ALTA survey.
- Paving has begun onsite.
- KH is working on the concept plans for the empty 544 Gateway lots.

- Next project coordination meeting: 5/1/25

State Hwy 78 TxDOT Improvements

- The project is complete, with final walkthrough currently being coordinated.
- Final Pay App #9 to be processed after walkthrough.

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

- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Coordination is ongoing regarding site lighting. The Board will consider the Change Order to address the lighting on 4-25-25.
- Ongoing coordination over drainage concern at drive connection to Marble.
- KH is working on responses to RFI #15.
- McMahon provided updated sidewalk quantity to add to contract. (Portion excluded from the contract with Reeder.)
- Hand Railing at Retaining Wall # 3 on North Side of Retention Pond closest to Brown Street does not call out on the plans to be installed, contractor to add to contract.
- The projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 5/1/25

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

- Existing storm sewer analysis is complete.
- KH preparing an IPO for the final design of the Option 6 improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

Jackson Avenue Development

- Jackson/Oak/Marble parking exhibit and downtown sidewalk exhibit has been completed.
- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's "theme."
- 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. Architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for sale/lease). The development will meet the requirements of the Downtown overlay district.

Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place.
- Staff is still waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

544 Corridor - Due Diligence Study (IPO #14)

- KH prepared IPO that includes:
 - Topographic Survey.
 - Preliminary flood study of Muddy Creek (final flood study to be prepared with infrastructure construction drawings).
 - Preliminary roadway alignment.
 - Coordination with City/NTMWD/Oncor/FEMA.
 - Updated concept plan showing proposed major infrastructure improvements and developable area.

BRE & Workforce Updates:

- 5 BRE visits were conducted in March.
- Conducted 2 Career Inspire events featuring Helm Dental Laboratory, educating students about career opportunities in advanced manufacturing of dental implants and devices.
- Facilitated an employer meeting with NextOp Veteran Hiring programs targeting recruiting service members transitioning to civilian careers.
- Participated in Wylie ISD CTE program tours designed to build awareness and solicit curriculum input from local businesses.
- Explored BHIAANT Action Team webinars addressing workforce shortages in the healthcare industry.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The next group of Social Media Rescue participants will be finalized by April 23, 2025. Six local businesses will participate in this next class, which includes group learning and one-on-one sessions. To date, 19 businesses in Wylie have benefited from this program.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the Historic Downtown Wylie layer into the new DW website.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the City's Annual Employee Awards Banquet (RH, AW, CS)
- Staff and Board attended the 2025 Annual State of the City Luncheon (DD, HS, WM, MW, JG, RH, AW, MB, CS)
- Participated in the ongoing Leadership Wylie Classes. The March meeting featured a Legislative trip to Austin to visit the capital. (MW, MB)
- Staff presented at an Eastern Collin County Association of Realtors Meeting (JG)
- Staff participated in weekly TEDC Legislative Committee meetings. (CS)
- Staff and Board attended the WISD Education Foundation Boots 'N BBQ Gala. (DD, WM, JG, RH, AW)
- Sales tax revenues for April are down 5.38%. YTD sales tax revenues are up 6.65%.

Upcoming Events:

- Collin County Prayer Breakfast – May 1
- Taste of Wylie – May 5
- CCBA State of the Business – May 14
- ICSC Las Vegas – May 18-20
- TEDC Mid-Year Conference – June 18-20
- InSync Gala – June 28

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