

AGENDA REPORT

Meeting Date:	<u>November 15, 2022</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>11-9-22</u>	Exhibits:	<u>1</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 for this item.

Discussion

WEDC Property Update:

Property Management

- Staff is still working with our property management team and legal regarding 104 S Ballard.
- Notice to vacate letters have been sent to the tenants leasing at 106 N Birmingham, 605 Commerce (200, 201, & 204), and 908 Kirby.

Property- 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).
- WEDC closed on the UP property on September 30th.
- Request for zoning change to allow commercial on the west side of the RR tracks was to be reviewed by HRC on October 27th but the meeting was postponed due to lack of quorum. Meeting/Public Hearing was rescheduled for November 17th, with P&Z review slated for December 6th and City Council review on January 10th.

Property- 200 W Brown

- Closing took place on 8-19-22.
- Due to a recent change in Zoning Ordinance, staff will now need to bring the subject of demolition of this structure to the rescheduled Historic Review Commission meeting on November 17th.
- If approved, staff anticipates Police & Fire Training in Dec or Jan with demolition prior to February 1st.

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 may need to be completed prior to moving forward with construction.
- Staff is working with the UP representative to obtain the ILA for the City of Wylie.
- Ongoing coordination by KH with railroad to park in the excess ROW. KH to have expanded downtown survey completed. Once Downtown master drainage study and thoroughfare plan are complete, KH to provide proposal to plan and design additional parking Downtown.

Engineering Report:

Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- The initial design has been received and includes the proposed private fire lane, decel lane, wet utilities and storm sewer improvements.
- KH will request a meeting with City Engineering and Planning to discuss any potential concerns that would affect platting/plan review process. Timeline/schedule will be determined after the meeting with the City.
- Staff will be begin working on the Planned Development to accompany the Preliminary and Final Plat submittals.
- Completion Date: early 2023

Water Line Relocation- State Hwy 78/Brown

- Dowager has installed the new pipe and completed the boring under Brown St.
- Dowager anticipates the shutdown Nov 16-17.
- Excavation and removal of the old line would begin once the new line is up and operational.
- Completion Date: Dec, exact date is TBD.

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

- EC has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells. Sunbelt is scheduled to do the dig and haul of the contaminated soil on Monday 11/21. We have also been assigned a new project manager with TCEQ and she is in the process of reviewing the APAR.
- Once these tasks are done, EC will be complete with all groundwork at the site unless TCEQ requests additional tasks, which is not believed to be likely.
- A Response Action Effectiveness Report (RAER) that details the remediation done at the site will be completed after soil removal and EC will apply for a certificate of closure. This timeline is dependent on how long TCEQ takes to review the APAR and RAER and if they request any additional work done at the site.
- Completion Date: EOY or early 2023

Planned Development (Cooper Plaza)- State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor has been scheduled for November 15th at P&Z and December 13th at City Council.

Flood Study- Hooper/Steel (KH)

- Cardinal flood study review is complete.
- KH compiled recommendations on drainage/detentions improvements. Staff will review options and recommendations with the Board and KH will provide additional modeling to staff.

Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Ongoing coordination underway with the adjacent property owners on the proposed drainage and sanitary sewer easement.
- The tree staking and tree survey will start in the next few weeks.

Upcoming Events:

- Wylie Community Care Center Breakfast – Nov 15
- Entrepreneur’s Expo – Nov 15
- P&Z- PD Review: Hwy 78 & Brown – Nov 15
- Collin Leadership Policy Summit – Nov 16
- HRC Meeting – Nov 17
 - Demolition: 200 W Brown
 - Zoning Change: Keefer/UP lot
- Chamber of Commerce Cornament – Nov 17
- Please see the attached Marketing Calendar for the full list of upcoming events

WEDC Activities/Programs:

- OU/Economic Development Institute- Rachael Hermes
 - Credit Analysis
 - Real Estate Development & Reuse
- TEDC Annual Conference- Jason Greiner
- Chamber of Commerce Luncheon featuring MFG/Wylie CTE - Oct 25
- BRE Updates:
 - 3 BRE visits were conducted this month.
 - MFG Day Kickoff & Community Event – October 7
 - MFG Day Tours – 5 Additional Tours were scheduled for the remainder of the month.
 - Registered Apprenticeship Program has been completed and certified by DOL. Signing Ceremony took place on Nov 14.
- Sales tax revenues for the month of November are down 4.62% due to an audit collections adjustment in the amount of \$179,533.05. (Without consideration of the adjustment, collections are still up 6.28% for the month of November.)
- Overall sales tax revenues for FY22 were up 9.28% or roughly \$285,000 over last year.