
AGENDA REPORT

Meeting Date: April 17, 2024

Item Number: DS1

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 is coordinating photography at 104 S Ballard prior to demolition.
- Staff received notice that the tenant at 305 S Ballard has vacated the residence. Staff has requested a bid for demolition and will proceed with utility disconnect, public safety training, and demolition as soon as possible.
- The tenant at 100 W Oak will be vacated by April 30, 2024. Staff will schedule utility disconnects, public safety training, and demolition as soon as possible.
- Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.
- Ongoing maintenance of properties continues. Staff updated mowing maps in preparation for the spring season.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

Downtown Parking:

- KH received permission to work directly with the City of Wylie’s consultant (KHA Richardson).
- The latest parking exhibits have been submitted to KHA Richardson and requested information regarding drainage solution.
- Staff will provide additional updates in Executive Session.
- Completion Date: Mid-2024

Downtown & SBO Property Concepts:

- 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)**

- TxDOT approval has been received.
- KH prepared the contract and submitted to WEDC with Issued for Construction (IFC) plan set.
- Once the fully executed contract is received, we will set up a pre-con meeting with the City.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Complete

Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City's 19-acre tract. Staff will discuss the findings in Executive Session.

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

- TCEQ has received data and has stated that they hope to submit the site for final review by Friday, April 12. If there are no outstanding comments after review of the reports, they will proceed to the affidavit and certification stage. (Site Closure)
- EC now anticipates that the earliest that the Certificate of Closure/Completion could be issued would be April.

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

- Staff is working on filing the final plat with Collin County. Staff received response concerning pending parcel data clarification with Collin County Tax Assessors Office.
- Staff, Vasquez Engineering and City of Wylie Engineering met to discuss plans for Cooper Plaza. City should have review completed soon.
- KH is working with structural subconsultant on retaining wall design and will be bid by KH once structural design is delivered.
- Completion Date: Complete

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

- Staff has conducted two meetings with the property owners along 544.
- Drainage analysis and modeling is complete and KH is working on the existing storm sewer analysis.
- Completion Date: Complete

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

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- Ongoing work on drainage and sanitary sewer easements is taking place.

Eubanks Easement/ROW Coordination

- Engineering for this project has been completed. Ongoing work on easements is taking place.

State Hwy 78 TxDOT Improvements

- KH prepared the updated contract for the WEDC and Reeder Concrete. The agreement is currently in review with legal.

Jackson Avenue Development

- Survey work has been completed and KH is coordinating with the City and design team for the downtown infrastructure/wayfinding project to coordinate parking, draining and "theme" of the development.
- Once 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. An architect/planner will be engaged to help design the buildings. The development will meet the requirements of the Downtown Overlay District.

Westgate Gas Line & Easement Coordination

- Engineering for this project has been completed.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on easements is taking place.

40 Acre Tract Concept Plan

- The conceptual layout has been submitted and will be discussed in Executive Session.

BRE & Workforce Updates:

- Staff conducted 8 BRE visits in March.
- Staff held follow-up meetings with 3 employers to address challenges identified during BRE Visit regarding expansion plans, workforce programs, and community involvement.
- Staff attended Workforce Solutions for North Central Texas (WSNCT), Workforce ‘Empowering Excellence’ Awards Luncheon where Raytheon was recognized for their Registered Apprenticeship Program.
- Staff attended Raytheon Registered Apprenticeship (RAP) program extension award announcement celebrating further investment by Raytheon into the RAP at Collin College.
- Staff participated in ManufacturingWorks with WSNCT, Dallas College, and Society of Manufacturing Engineers (SME) about regional programming for manufacturing trades.

Additional WEDC Activities/Programs in Review:

- Quarterly social media reports have been attached for review. Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for the benefit of local businesses continue.
- WEDC Board Member Expectations have been provided to the City Secretary’s Office for inclusion within the Board and Commission application process.
- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff worked on coordination and organization of the upcoming Entrepreneur Expo on May 1st.
- Staff ordered updated traffic count reports and anticipates receiving new data within the week.
- Staff and WEDC Board Members attended the WISD Boots ‘N Barbecue event.
- Staff attended the Chamber: State of the City Luncheon.
- Staff and Melisa Whitehead presented the WEDC Annual Report to City Council.
- Staff submitted the annual report to the Comptroller’s Office.
- Sales tax revenues for the month of April are up 10.09%. YTD sales tax revenues are up 13.42%.
- Staff performed additional reconfiguration of the website.

Upcoming Events:

- Chamber: State of the Chamber Meeting– April 23
- City Council: Small Business Week Reception and Proclamation – April 23
- WEDC Board Retreat/Work Session – April 26
- National Small Business Week – April 28- May 4
- Wylie Entrepreneur Expo – May 1
- Christian Prayer Breakfast of Collin County – May 2
- Taste of Wylie – May 6
- Economic Development Week – May 6-10
- ICSC- Las Vegas – May 19-21
- Board & Commission Interviews – May 29-30
- TEDC Basic Course – June 11-14
- Chamber: Women’s Conference – June 14

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