
AGENDA REPORT

Meeting Date: March 19, 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:

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Deft Ventures - Inspection Period Expiration: 4-14-25; Closing Date: 6-13-25
- Lot 2 of 544 Gateway: SCSD – Inspection Exp: 5-6-24; Closing Date: 6-5-24
- 25 Steel Road: Aktrian Holdings - Feasibility Exp: 4-15-25; Closing Date: 5-15-25
 - Proposed 90-Day Extension to be considered on 3-19-25

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

Downtown Parking & Drainage:

- Staff will request an updated OPCC for the RR ROW parking for future cost estimates and planning purposes.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

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. Staff has engaged the services of a private fiber company to relocate the lines and hope to have an update by next Friday. Capco will be engaged for 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 will begin soon, and the detention pond is nearing completion.
- Next project coordination meeting: 3/20/25

State Hwy 78 TxDOT Improvements

- The project is complete and the irrigation and sod has been installed.
- Pay App #8 is currently being revised and updated. Final inspections are being coordinated to finish out the job.

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 projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 3/20/25

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 was 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 to prepare 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:

- 7 BRE visits were conducted in February.
- Met with NTMWD and Wylie ISD to explore adding a licensure program for certified Water Operators in 2025.

- Facilitated a meeting between Keith Self's regulatory staff and Helm Dental Laboratory to solicit support for an industry issue.
- Participated in Regional BRE Strategic Planning session for 2025 programs.
- Participated in Wylie ISD CTE Strategic Planning meeting for Spring 2025 programs.
- WEDC was awarded the Partnership Excellence Award on February 25th at the WSNCT Annual luncheon.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- 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 a Legislative Trip to Austin with the City's team (MP, JF, BP, LY, JG)
- Staff attended Project U (RH, AW, CS)
- Staff attended Entertainment Experience LA (BP, JG, RH)
- Participated in the ongoing Leadership Wylie Classes. This month featured SIMSOC. (MW, MB)
- Staff and Board facilitated and attended Hidden Lakes Broker/Developer Event (BB, MW, JG, RH, CS)
- Staff and Board attended Deanan Event – Next Generation Celebration (HS, RH, AW, MB, CS)
- Sales tax revenues for March are down 43.05%. (This is due to a significant audit collection adjustment reported last March of \$1,021,148, which has impacted the year-over-year calculation for this month.) YTD sales tax revenues are up 7.10%.

Upcoming Events:

- State of the City Luncheon- March 25, 2025
- Boots 'N Barbecue- March 29, 2025
- P3C – Public, Private, Partnership Conference- April 7-9, 2025
- ICSC Las Vegas- May 18-20, 2025

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