

STAFF REPORT

Date: December 17, 2025 **Item Number:** DS4
Prepared By: Jason Greiner

Subject

Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation

N/A

Discussion

WEDC Property Update:

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.

Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Anticipated completion date: March 2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey); Closing Date: 12-17-25
- 25 Steel Road/Aktrian Holdings – Sold: 11-19-25

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is 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).

- Tiseo currently working on FM 544 Gateway turn lane improvements.
- Tiseo to provide final change order for signature.
- KH sent updated Lot 3 parking lot concept plan to WEDC for review.
- KH preparing IPO for construction plans for parking lot.

FM 544 Corridor Master Plans

- KH updating the drainage analysis for the 45 acres and the east meadow based on the meeting with WEDC on 10/20/2025, where we determined various phasing options.
- KH to update concept plans and create OPCC based on updated pond locations and phasing options.

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

- WEDC is working with Canary Construction/Vasquez Engineering on Oncor meter NTMWD vault adjustment coordination. Project should be wrapped up by this week.
- Second walkthrough took place with McMahon; final items are being reviewed.

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

- KHA, LJA, City, and WEDC met on 11/25/2025 to discuss drainage design.
- LJA to update design per meeting.

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

- KH provided a recommended award letter for Canary Construction.
- 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

- Project on hold.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- 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. An architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

Atmos Gas Main Extension- N Hwy 78

- The City of Wylie confirmed that the updated permit has been received.
- Mastec has advised that they will have a preconstruction meeting this week, with the crew to begin the first week of January.

SH 78 Sidewalks

- KH to finalize construction plans once receiving approval from WEDC and submit to City for review.
- KH coordinating with North Texas Surveying for easement exhibits.

Downtown Parking / Jackson Ave Parking and Striping

- KH to revise parking layout and extents based on recent discussion with WEDC and send an updated exhibit to WEDC for review and approval.
- KH to begin preparing construction plans once the WEDC reviews and approves the exhibit.

BRE & Workforce Updates:

- No BRE visits were conducted in November.
- Attended Workforce Solutions for North Central Texas (WSNCT) Red, White, and You Veteran Hiring Event. Visited with organizations focused on placing service members transitioning into civilian careers with local employers.
- Facilitated meeting between Wylie ISD CTE department and Mann Made, Inc., a local employer, to discuss establishing workforce programs to meet the growing need for machinists.
- Supported local employers’ efforts to apply for the Incumbent Worker Training Fund program for 2026.
- Researched training programs/providers for a local employer who requested support for ProCore training.
- Met with incoming WSNCT Workforce Development Coordinator to ensure continuity of support for Wylie businesses.
- Met with Collin College to transition Wylie’s pilot program from Leadership Development into a region-wide program, which will launch in January 2026.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.

- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services. Project meetings have kicked off, and an on-site immersion experience was planned for December 9th-11th.
- 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 participated in the City of Wylie and Wylie EDC day for Leadership Wylie. Deanan Gourmet Popcorn and Glen Echo Brewing provided on-site tours. (CS)
- Staff attended the Chamber of Commerce Breakfast featuring Wylie Community Christian Care Center.
- Sales tax revenues for December are up 4.64%. This reflects the October sales tax revenue, which is the first allocation for FY 26.

Upcoming Events:

- Project U – February 17 – Burleson
- ICSC Red River – February 17-18 – San Antonio
- TEDC Winter Conference – February 25-27 – El Paso

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