

STAFF REPORT

Date: August 19, 2026

Item Number: DS3

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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 and Performance Agreement Updates:***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. Staff and Board participated in Walk-On's Sports Bistreaux Grand Opening Event on 8-10-26.
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion: Early 2027.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion: Early 2027
- 8.27 ac/Wylie Square One – Closed: 6-2-26
- 1.017 ac/L.M.B. Partnership – Closed: 6-3-26
- 3.95 ac/Keles Group – Closed: 7-7-26

Performance Agreements

- Helm Dental Laboratory Performance Agreement – Equipment has been installed; compliance verification is in process for final staff review.
- G01 Enterprises, Inc. Performance Agreement – 90-day extension requested. Original CO date 8-18-26, new CO date 11-16-26.
- Tower Extrusion – Building expansion is complete and the new equipment line has been installed; compliance verification is in process for final staff review.

Engineering Report:*Current Goals & Objectives***Active & Moving** / **Slowed or Paused** / **Inactive but Invested or Planning****Design & Engineering - Cooper Plaza - State Hwy 78 & Brown**

- The Board approved engaging architectural design services with Killian Studio of Architecture on 7-15-26.
- Staff met with KSA to discuss project overview on 7-30-26. KSA will provide status updates to Board on 8-19-26.

SH 78 Sidewalks

- Received TxDOT permit 7-28-26.

- WEDC to coordinate Pedestrian Access and Temporary Grading easements.

Downtown Parking / Jackson Ave Parking and Striping

- KH submitted construction plans to City on 7-30-26.
- KH coordinating with franchise utilities for the relocation of multiple power poles.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received the 2nd round of construction plan City comments on 7-22-26. KH to review comments, revise plans, and resubmit to the City.

FM 544 Corridor Master Plans

- KH sent final overall drainage and concept plans to WEDC.

Sanden Boulevard Reconstruction

- KH received topographic survey and environmental report. Waiting on geotechnical report.
- KH began determining roadway paving and striping limits, storm sewer design, and intersection design.
- Traffic engineer updating intersection design and working on easement.
- KH to reach out to City for FM 544/Sanden signal plans.

Atmos Gas Main Extension- N Hwy 78

- ROW permit was reissued for final repairs. MasTec is making final road repairs prior to the project payment. Staff is communicating with Atmos and will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- Downstream assessment approved by the City on 6-10-26.
- Easement coordination and revised drainage design is ongoing. KH waiting on City to provide easement front end language

Wylie Roadway OPCCs

- KH provided the Alanis and Hooper roadway OPCCs and exhibits.

Additional Roadway

- KH preparing IPO.
- WEDC working on getting concept plan/design file.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.
- WEDC to reach out to McMahon and confirm grading is complete prior to filling pond back up.
- Staff to verify landscape replacement and coordinate with City of Wylie Parks Department regarding maintenance.

Design & Engineering - 544 Gateway Addition

- KH/City/WEDC completed the second punch list walkthrough on 4-16-26. KH provided punch list items to City/Tiseo.
- Tiseo working on finalizing final punch list items.

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

- All bids were submitted and KH compiled bids and sent to WEDC.
- KH checked references and provided a recommend 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

- Work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Overall development project on hold until KH has architectural designs. Once the drainage solution is finalized, 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.

Additional Initiatives Identified

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Keefer Street Infrastructure

- KH preparing IPO.

BRE & Workforce Updates:

- Three BRE meetings were conducted in July, including a final PA check delivery and a PA compliance update.
- Met with two businesses regarding concerns addressed at P&Z meeting.
- Outreach to employers for participation in MFG Day.
- Outreach to Wylie ISD for participation in the Entrepreneur Expo.
- Attended Chamber Business Connect.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RH, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Ongoing meetings for the Wylie Entrepreneur Expo to be held in November. (JG, RH, CS, VS)
- Staff facilitated ICAN Presentation and Tour (JG, RH, CS, VS)
- Staff hosted a community tour of Wylie with another NTX EDC. (JG, RH)
- Staff met with marketing group to discuss creation of WEDC printed/branded materials. (JG, RH, CS)
- Staff attended the Wylie Area Chamber 50th Anniversary Breakfast (JG, CS, MB, VS)
- Staff attended the Leadership Wylie Pop-By Event (JG, CS)
- Sales tax revenues for July are up 13.33% and up 2.04% for the year.

Upcoming Events:

- Chamber of Commerce Annual Non-Profit Luncheon – August 25
- WDMA Meeting Mayor’s Breakfast – September 1
- M&D Grand Opening/Ribbon Cutting – September 3
- WEDC Special Called Board Meeting – September 9
- Chamber of Commerce Annual State of Education Luncheon – September 22
- Manufacturing Day Reception & Proclamation – September 22
- Manufacturing Day Kickoff & Tours – October 1
- Hope Under the Stars – October 24

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