

AGENDA REPORT

Meeting Date:	<u>May 17, 2023</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>May 12, 2023</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

- Tenants at 605 Commerce Suites, 201 & 204 have vacated the spaces. Public Safety training has taken place at these locations. Tenant at 605 Commerce, Suite 200 and 908 Kirby is vacating premises.
- Utility disconnections are in progress for all properties.
- Testing for asbestos at these locations has been completed. No asbestos was found at 908 Kirby, however, Asbestos was found in one of the Commerce Suites in the floor mastic. Staff will provide updates regarding remediation procedures as they become available.
- Demolition contract is being finalized, as approved by the WEDC Board.
- Leasehold information and the property listing agreement will be discussed at a future WEDC Board Meeting.

Downtown Parking:

- KH coordinating with Union Pacific to flag utilities and obtain design survey for concept layouts.
- Detention will be needed either above ground or underground beneath each parking lot.
- KH to prepare an IPO for survey and conceptual design of parking/detention concepts after additional info is received.

Downtown Property Concepts:

- KH preparing concept layouts for 300 Brown Street and 404/406 South Ballard.

Engineering Report:

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

- Initial comments have been received from the City. KH is redesigning the drainage/storm sewer to allow for regional detention on Lot 4. Need to confirm Lot 2 northern property boundary prior to completing final design on detention. Coordination ongoing.
- KH preparing concept plans for the remaining lots.
- Completion Date: Mid-2023
- The next step is construction bids and award of contract.

Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- NTMWD completed the final walk thru last week and has begun processing the final payment. It will go to the NTMWD Board on 5/25/23 and the project is anticipated to be completely closed out by the end of May.

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

- The APAR has been completed. EC has a crew scheduled to come out to the site and plug the remaining wells on 5/19.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Waiting on grading details and detention calculations.
- Still waiting on Final TxDOT approvals and permitting
- Completion Date: Mid-2023
- The next step is construction bids and award of contract.

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

- Pending board approval, the grading improvements will begin soon. It will include the re-grade of the ditches and clean silt/debris out of culverts. Survey will not be kicked off until this work is completed.
- KH is working on concepts for site layouts for the properties that front FM 544. WEDC lot at the intersection will likely be used for regional detention (pending results of the drainage study).
- KH is preparing OPCC costs for the drainage improvements.
- Completion Date: Mid 2023

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

- Received plan approval from the City.
- Plans will be submitted to NTMWD this week.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. The easement documents have been prepared and the easements have been staked. Staff is coordinating with the Nelson's to get the documents executed.

Flood Study- Sanden/City's 19-acre Property (KH)

- Preliminary budget number for the flood study = \$205,000
- KH to provide scope and fee for a flood study from the Sanden property north to FM 544

BRE Updates:

- 2 BRE visits were conducted in April
- Staff attended the Wylie ISD Build your Future Career Day - April 4
- Staff participated in the Texas Education Agency Career and Technical Education listening tour for industry and educators. This tour was associated with legislative session efforts through TEA to strengthen CTE programs for both ISDs and Employers.
- Staff met with the newly hired Collin College staff member, Jewel Coats. Jewel is dedicated to employer engagement, apprenticeships, and education programs focused on employer input to support engagement with Collin College.
- Registered Apprenticeship Program - reviewed final draft of Registered Apprenticeship Program skills requirements for the electrical industry and worked with local employers to finalize the language and

requirements. This program is nearing certification with the Department of Labor. A consortium of employers is being identified for inclusion in the RAP program for rollout this summer. Wylie ISD will launch the electrical trade pathway for Wylie High School students and WEDC efforts are focused upon bringing employers into the program for the launch of a youth apprenticeship program in Wylie.

Additional WEDC Activities/Programs in Review:

- Staff attended two Groundbreakings – Lovett Industrial and Slate Commercial
- Staff attended Leadership Wylie in collaboration with Leadership Allen/Fairview
- Staff attended Oklahoma University Economic Development Institute - April 23-27
 - Marketing & Attraction, Managing EDO's, Trends in Economic Development
- Sales tax revenues for the month of May are up 8.4%
- Overall sales tax revenues for FY23 are up 14.02%

Upcoming Events:

- ICSC Las Vegas- May 21-23
- Chamber of Commerce Women's Conference - June 9
- Wylie's 4th Annual Juneteenth Celebration - June 17
- TEDC Mid-Year Conference - June 21-23
- Bluegrass on Ballard - June 24
- Reception for Outgoing Board/Commission Members - June 27
- City of Wylie Fourth of July Fireworks - July 2
- Ethiopian Sports Federation Soccer Tournament - July 2-8
- Budget Work Session with City Council - July 11
- Final Budget Work Session with City Council - July 25
- Please see the attached Marketing Calendar for the full list of upcoming events.