

AGENDA REPORT

Meeting Date: September 20, 2023

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

- Property manager has communicated to the tenant at 104 S Ballard that their lease will expire on December 31, 2023.
- Staff has met with business owner leasing 104 S Ballard and coordinated property visits to assist in identifying potential options for relocating the business within the community.
- Tenant at 104 S Ballard provided receipt for cost of installation of portable a/c units. A total of \$900 was deducted from monthly rent to cover the costs associated per Board direction.
- Staff and/or property management have checked in with tenants that have been issued notice to vacate letters. (Commercial: 104 S Ballard, 100 W Oak, 711 Cooper, 25 Steel; Residential: 701 S Ballard, 300 N 2nd)
- Staff is in discussion with previous tenant at 106 N Birmingham, 605 Commerce Suite 200 and 908 Kirby regarding payment of past due rent and will provide updates as they are available.
- Staff is coordinating with property management to ensure tree limbs are removed and properties are cleaned up following storms. Staff is getting quote for tree removal at 102 N Birmingham.

Listing Agreement – Segovia Partners (SP)

- Staff and SP met with potential development group at Retail Live in Austin.
- Staff will provide project updates in Executive Session.

Downtown Parking:

- Survey field work outside of railroad right-of-way is complete.
- Concept plans for Birmingham extension and parking are being prepared (Phase 1 (East side) and Ultimate (includes both East and West sides).
- Downtown drainage study (Huitt-Zollars) was finalized and will be referenced in the concept plan design.
- Preliminary Cost estimates are being prepared.

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)**

- Atmos/Oncor coordination ongoing. Exhibit sent showing which poles must be removed.
- TxDOT review comments have been received and KH is updating the plans for resubmittal.
- Ongoing coordination with Lot 1, Lot 2 and Lot 6 developers.
- Sidewalk added to Lot 4 and street name being added to the plan set.
- After we receive all approvals, we will bid the project and setup a pre-con meeting.
- A replat will need to be prepared to show final easements after all approvals are received.
- City Council approved the street name for the public access easement within the development. Staff is working with the sign vendor for signage required for “John Yeager Way”.
- Completion Date: Fall-2023

Design & Engineering – City of Wylie’s 19 Acres - FM 544 Corridor (KH)

- IPO for this survey will be reviewed by the WEDC Board on 9/20. This survey includes the data required for the future flood study of the City’s 19-acres.

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

- Project is complete. Staff is waiting on NTMWD’s final review of the project costs related to inspection fees.

Environmental- State Hwy 78 & Brown – Elm Creek (EC) **WAITING FOR EMAIL REPLY**

- TCEQ sent comments back on 8/29.
- EC Submittal is anticipated ASAP and staff has asked again that EC expedite the process.
- EC, staff and TCEQ met to discuss the status of the Affected Property Assessment Requirements (APAR), Partial Response Action Areas (PRAA), and Certificate of Closure. EC will be providing responses to outstanding comments in the APAR. Assuming that the APAR responses resolve TCEQ’s comments, we anticipate to have a Certificate of Closure within 60-90 days following the final EC submittal.

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

- Roome is working on the Preliminary and Final Plat.
- Civils are nearing completion and submittal is anticipated in the next two weeks.
- The next step is construction bids and award of contract.
- Completion Date: Fall-2023

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

- Grading improvements are underway to re-grade ditches and clean silt/debris out of culverts. Work resumed on September 12 and is anticipated to be finished by the end of September.
- Survey and Environmental will not be kicked off until this work is completed.
- Completion Date: Fall-2023

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

- NTMWD requested a revision to the sanitary sewer alignment and connection to their existing line. Revised plans were issued 8/10/23. Approval from NTMWD has now been received.
- Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Access easement across EDC/Stealth property has been prepared and submitted.

Eubanks Easement/ROW Coordination

- The city requested 65’ as the required right of way width and the exhibit was updated and resubmitted.

- Survey is preparing the easement exhibits.

BRE Updates:

- 3 BRE visits were conducted in August.
- Hosted the first Regional BRE Alliance meeting to discuss/adopt best practices and collaborate on regional workforce development programs. Allen, McKinney, Plano, Wylie, and WSNCT participated.
- Attended Planting Seeds of Hope in Allen focusing on regional programs that address homelessness in the community, workforce strategies, and the impact of business and EconDev on these populations.
- Prepared an insurance training/licensing program with WSNCT & Collin Corporate College.
- Fall programming continues: Legislative Dinner, MFG Day, Fall Career Fairs, and the Second Annual Entrepreneurs Expo.

Additional WEDC Activities/Programs in Review:

- Staff attended the East Side Allies August meeting with other local EDOs on August 16.
- Staff attended the Wylie Chamber of Commerce Non-Profit luncheon on August 22.
- Staff attended Retail Live South Central in Austin on August 31.
- Staff conducted weekly calls with legal regarding real estate projects and performance agreements.
- Sales tax revenues for the month of September are up 10.18%.
- Overall sales tax revenues for FY23 are up 10.92%.

Upcoming Events:

- IEDC 2023 Annual Conference - Dallas, TX – September 17-20
- TEDC Sales Tax Workshop - Richardson, TX – September 22
- City Council- Manufacturing Day Proclamation – September 26
- Rowlett Economic Development Summit – September 27
- Manufacturing Day Community Event – October 5
- TEDC Annual Conference – Houston, TX – October 11-13
- Hope's Gate – Hope Under the Stars – October 21
- Wylie Chamber of Commerce Luncheon: State of Wylie ISD & Collin College – October 24
- TML Economic Development Conference – November 16-17
- TEDC Sales Tax Workshop Virtual – December 3 – 15

Melisa Whitehead will be participating in Leadership Wylie Class XX from September '23 through May '24.

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