

STAFF REPORT

Date: October 21, 2026 **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 and Performance Agreement Updates:***Recently Sold or Pending Real Estate Agreements*

- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to repurchase. Anticipated completion: Early 2027.
- 25.473 acres NW Corner FM 544 & South Westgate Way: Costco Wholesale Corporation – WEDC Board ratification on 9-9-26; Closing TBD.

Performance Agreements

- Helm Dental Laboratory Performance Agreement – Equipment has been installed; compliance verification was complete and check has been delivered.
- G01 Enterprises, Inc. Performance Agreement – 90-day extension requested. Original CO date 8-18-26; new CO date 11-16-26. First Amendment to Performance Agreement to be considered by WEDC Board on 10-21-26.
- 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.
- KSA presented design concepts to the WEDC Board on 8-19-26 and 9-9-26. Based on that feedback, KSA is working on additional modifications to the design.

SH 78 Sidewalks

- KH resubmitted construction plans to TxDOT and to City, waiting on TxDOT review.

Downtown Parking / Jackson Ave Parking and Striping

- KH resubmitted construction plans to City and have one remaining comment before approval.
- WEDC coordinating letter of permission from Linke's BBQ for infrastructure improvements.
- WEDC/KH ongoing franchise utility relocation coordination.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received the 2nd round of construction plan City comments.
- WEDC coordinating letter of permission from Walk-Ons for grading.
- KH to revise plans and resubmit to the City once letter of permission is received.

Sanden Boulevard Widening

- KH coordinating with Atmos, AT&T, and CPKC Railroad.
- KH finalizing preliminary roll plot design to review with City and WEDC to get buyoff and move towards production of construction plans.

Additional Roadway

- KH finalized IPO and sent to WEDC.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.
- WEDC coordinating with McMahon on issues with erosion control improvements.

FM 544 Gateway Project

- WEDC has received the maintenance bonds.
- KH finalizing as-builts.

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.

Additional Initiatives Identified

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

Shadow Creek Development

- Staff/WEDC contractors continue to assist with franchise utility relocation coordination for the development.

Keefer Street Infrastructure

- KH preparing IPO.

BRE & Workforce Updates:

- One BRE meeting was conducted in September.
- Ongoing discussions with major employers to obtain updated employment counts.
- Outreach to businesses for MFG Day Student Tour participation. 13 confirmed.
- Outreach to all manufacturers for the MFG Day Reception & Proclamation.
- Met with one business regarding their Performance Agreement (HS, RH, CS).
- Attended 2.5-day IEDC Training Course – BRE
- Attended MFG Day Meetings with Wylie ISD CTE.

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.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Attended the monthly WDMA meeting and Mayor's Breakfast. (HS, MW, JG, RH)
- Staff attended/participated in monthly P&Z/CC Meetings. (JG, RH)

- Ongoing meetings for the Wylie Entrepreneur Expo. This year's keynote speaker is Brandon Hurtado of Hurtado BBQ. (JG, RH, CS, VS)
- Staff attended the Texas Notary Law Update Webinar (RH, CS, VS)
- Staff attended the Wylie Area Chamber of Commerce Annual State of Education Luncheon (RH, CS, VS)
- Staff hosted a Manufacturing Reception before City Council Proclamation (JG, RH, CS, VS)
- Sales tax revenues for October are up 9.64% and up 6.90% for the year

Upcoming Events:

- 31st Annual North Texas CCIM Sporting Clays Tournament – October 23
- Hope Under the Stars – October 24
- NTMWD Water Matters Luncheon – October 29
- Entrepreneur Expo – November 5
- Wylie Chamber Breakfast featuring Wylie Community Christian Care Center – November 17
- Wylie Area Chamber Elfin Gala – December 10

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