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# AGENDA REPORT

Meeting Date: January 15, 2025

Item Number: DS2

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/Real Estate

- Sale of Lot 1 of Cooper Plaza has been finalized.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

### Downtown Parking & Drainage:

- KH is waiting on the City of Wylie downtown project and Birmingham Extension for the regional drainage solution and parking along UP ROW.

### Engineering Report:

Design & Engineering - 544 Gateway Addition – Kimley Horn (KH)

- Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated. Staff has made repeated attempts to get resolution on this item, as well as issues with overhead utilities, and will continue. According to Oncor, the remaining overhead utilities are owned by Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV. Oncor has notified each of them that they need to transfer their utilities to the new poles. Staff will continue follow-up as needed.
- The TxDOT permit was approved for Frontier/duct bank work, and the Frontier ROW permit was approved by the City.
- KH will provide two additional concept exhibits for Lot 3. One will be parking only for Lot 5 and overflow for Lot 1. The other exhibit will show office/retail space with parking.
- Next project coordination meeting: 1/23/25

Design & Engineering - FM 544 Commercial – Special Planning Area

- KH will prepare an updated IPO for the Flood Study on the City’s 19 AC site and FY25 project coordination.
- Staff will provide any additional updates in Executive Session.

State Hwy 78 TxDOT Improvements

- Project is under construction with KH providing construction management as-needed.
- Change Orders and Pay Apps are currently being revised and updated.

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

- The City is reviewing submittals.
- The project is under construction, with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- McMahon will submit the RFI for bollard clarification.
- RFI #5.1 is currently under review by the City. Change Order #1 is currently under review by KH and Vasquez.
- Next project coordination meeting: 1/23/25

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

- Existing storm sewer analysis is complete. KH reviewed findings/recommendations with staff and are making updates based on recommendations. Final recommendations to be submitted by mid-January.
- KH preparing an IPO for the final design of the Option 6 improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- 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.

Eubanks Easement/ROW Coordination

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners and held a recent meeting to discuss options for ROW.
- KH will prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

Jackson Avenue Development

- KH to prepare exhibit showing additional parking and striping along Jackson, Oak, and Marble.
- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's “theme.”
- 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. 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.

Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place.
- Staff is waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

**BRE & Workforce Updates:**

- There were no BRE visits conducted in December, but multiple follow-up meetings were held based on information from prior BRE visits.
- Check presentation to Sanden Internation and facility tour with HS.

- Collin College Leadership Skills Development training program was finalized. The class begins January 15<sup>th</sup>, with 20 registrants from 11 local businesses registered.

**Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- 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 attended the Governor's Small Business Summit (AW, CS)
- Staff attended the TEDC Board Retreat (JG)
- Staff participated in TEDC Virtual Sales Tax Workshop (MB)
- Staff attended the Wylie ISD CTE Advisory Luncheon (AW, CS)
- Staff and Board attended the Elfin Gala & Awards Banquet (WM, CS)
- Participated in the ongoing Leadership Wylie Classes. This month featured nonprofits. (MW, MB)
- Staff attended the 2024 CCBA Anniversary Luncheon (AW, CS)
- Staff and Board attended a community tour of Little Elm (BB, WM, JG, RH)
- Staff attended the Mayor/Council Staff Appreciation Luncheon (RH, AW, MB, CS)
- Sales tax revenues for January are down 2.89%.

**Upcoming Events:**

- ICSC Red River – January 29-31, 2025
- Project U – February 18, 2025
- Broker/Developer Event: Hidden Lakes- February 27, 2025
- 5 Loaves Gala – March 8, 2025
- Boots 'N Barbecue – March 29, 2025

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