

STAFF REPORT

Date: November 19, 2025
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 Update:

Property Management

- Staff have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.
- 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.

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. Anticipated completion date: March 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey) – Under Contract: Inspection Period Exp 01-04-26; Closing Date TBD (02-03-26)
- 25 Steel Road/Aktrian Holdings –Closing Date: 11-19-25

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project updates as needed in Executive Session.

Engineering Report:

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

- Tiseo currently working on FM 544 Gateway turn lane improvements.
- Tiseo to provide final change order for signature.
- KH sent updated Lot 3 parking lot concept plan to WEDC for review.
- KH preparing IPO for construction plans for parking lot.

FM 544 Corridor Master Plans

- KH updating the drainage analysis for the 45 acres and the east meadow based on the meeting with WEDC on 10/20/2025, where we determined various phasing options.
- KH to update concept plans and create OPCC based on updated pond locations and phasing options.

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

- WEDC is working with Canary Construction/Vasquez Engineering on Oncor meter NTMWD vault adjustment coordination.
- Initial punch list walkthrough letter sent to McMahon on 10/29/2025; McMahon is working through final items.
- Issue with the meter set at Cooper Plaza has been resolved.

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

- KHA and LJA are currently coordinating on drainage improvements. KHA to finalize drainage assumptions and set up a meeting to discuss results as required.

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

- KH provided a recommended 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

- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- 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. 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.

Atmos Gas Main Extension- N Hwy 78

- The updated TxDOT permit has been received, and the updated application is pending approval from the City of Wylie.

SH 78 Sidewalks

- KH to send preliminary construction plan sheets to WEDC for review and approval on horizontal sidewalk design ASAP.
- KH to finalize construction plans once receiving approval from WEDC and submit to City for review.
- Coordination with church for sidewalk and access easements to begin once horizontal alignment of sidewalk is approved by WEDC.

Downtown Parking / Jackson Ave Parking and Striping

- KH to revise parking layout and extents based on recent discussion with WEDC and send an updated exhibit to WEDC for review and approval.
- KH to begin preparing construction plans once the WEDC reviews and approves the exhibit.

BRE & Workforce Updates:

- Conducted one BRE visit with a primary employer in October.
- Managed MFG Day 2025 Launch on Oct. 2nd with plant tours/educational programs for 143 students in the Engineering, Robotics, and Welding programs, 17 students in Pharmacy Tech, and 75 students in Construction, Architecture, and Electrical programs.
- Participated in Engineering Day 2025 at Collin College to evaluate possible launch for Wylie in 2026.
- Managed Business Appreciation event in Regency Business Park on October 9th. Targeted 20 companies residing within this business park and served 190 items with “Thank You” cards.

- Met with a local manufacturing company in the process of launching a new product with significant expansion opportunities and workforce needs. Explored local available property, hiring initiatives, and grant program funding opportunities.
- Conducted internal training/succession planning activities for BRE functions associated with MFG Day.
- Facilitated business visit and facility tour for Board Member, Harold Smith, at AXL Advanced, a manufacturer of First Responder and Military gear.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services. Project meetings have kicked off, and onsite planning is being coordinated.
- 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 Hope Under the Stars (JG, RH)
- Staff attended MFG Day Kickoff & Tours (RH, AW, MB, CS)
- Staff attended TEDC Sales Tax Training (JG, CS)
- Board Member attended TEDC's Basic Course (HS)
- Staff attended Leadership Wylie – Focus on Nonprofits (CS)
- Staff participated in SitesOnTexas Training (MB)
- Staff attended Collin College Committee of 100 Event (RH, AW)
- Staff participated in TEDC Annual Conference (JG, RH)
- Sales tax revenues for November are up 7.49%. Final FY25 sales tax revenues were up 7.94%.

Upcoming Events:

- Chamber of Commerce Elfin Gala – December 5
- Wylie Entrepreneur Expo – January 22
- Project U – February 17 – Burleson
- ICSC Red River – February 17-18 – San Antonio

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