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# AGENDA REPORT

**Meeting Date:** November 15, 2023      **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

- Staff submitted applications to the Historic Review Commission for review of demolition of 100 W Oak, 104 S Ballard, 300 N 2<sup>nd</sup>, and 701 S Ballard. At the October 26<sup>th</sup> meeting, the HRC made motions to approve demolition of 100 W Oak, approve demolition of 104 S Ballard with the caveat that the WEDC photograph the mural for potential duplication or print in the future, and tabled the request to demolish the house at 300 N 2<sup>nd</sup> pending further historical review.
- 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 2<sup>nd</sup>) Tenants at 104 S Ballard, 711 Cooper, 701 S Ballard and 300 N 2<sup>nd</sup> have vacated.
- 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 has worked on removal of trees/limbs as needed on WEDC-owned properties and has requested bids for tree removal at 300 N 2<sup>nd</sup>.

#### Listing Agreement – Segovia Partners (SP)

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

### Downtown Parking:

- Concept plans and OPCCs for Phase 1 and Buildout of the parking lots have been submitted.
- 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. Staff met onsite with Oncor to review location of utilities for development.
- The construction plan resubmittal to TxDOT was made 10/9/23. TIA will be resubmitted based on discussion from the meeting last month. Two variances will be requested.
- Ongoing coordination with Lot 1, Lot 2 and Lot 6 developers.
- After KH receive all approvals, KH 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 has received the signage required for “John Yeager Way”. The reception to unveil the street signage will take place on Tuesday, November 14<sup>th</sup> at 5:30 p.m.
- Staff met with USPS regarding postal service for the development and will further coordinate in the coming weeks.
- Completion Date: Fall-2023

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

- Survey has been kicked off and is expected to begin the week of 10/23. This survey includes the data required for the future flood study of the City’s 19-acres.

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

- TCEQ sent comments back on 8/29.
- EC has stated that the response will be submitted to TCEQ on 11-9-23. EC has proposed engaging the services of Whitehead Environmental Services to assist with speeding the process along. EC now anticipates being able to close the project by the end of the calendar year with the assistance of W&M.

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

- The Preliminary and Final Plat as well as the Civil Plans have been submitted to the City.
- The next step is construction bids and award of contract.
- Completion Date: Fall-2023

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

- Culvert and ditch cleanup work is complete.
- Environmental field work is complete and survey field work is anticipated to be completed this week. Next step is to clean up the survey data and begin the drainage analysis and modeling.
- Flood study analysis anticipated to take 3 months after receiving survey data.
- Buildable acreage exhibit updated to show developable acreage for each parcel.
- Completion Date: Fall-2023

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

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- The proposed drainage and sanitary sewer easements need to be resigned by Larry Nelson. We will then need to file with Collin County.
- The access easement across Stealth property needs to be resigned by Larry Nelson and Stealth. We will then need to file with Collin County.
- KH is preparing a concept exhibit for the Nelson’s property at the hard corner of 78 and Alanis. Concept is anticipated to include a gas station, multi-tenant retail, small office buildings and/or multi-family with detention and parking in the area outside the floodplain. The floodplain will be shown to be amenitized. Some potential uses included walking/biking trails, paintball course, disc golf, dog park, multi-use sports fields, etc. These uses need to be vetted through the applicable floodplain standards and with the City.

**Eubanks Easement/ROW Coordination**

- Easement exhibits have been submitted and staff is coordinating with property owners to get them signed.

**FM 544/Younger Partners Commercial Property Survey**

- Survey field work has begun and is expected to be completed by the end of November.

**SCS Lakes**

- KHA prepared IPO#10 to study the ponds and their dams. IPO to include the process for taking the ponds off system, providing an environmental inventory, providing a cost for dredging, providing flood studies for both watersheds and section on the possibility for adding amenities. Additional discussion will be needed prior to moving forward.

**State Hwy 78 TxDOT Improvements**

- KH to prepare EJCDC contracts for the project.

**BRE Updates:**

- Conducted 3 BRE visits in October.
- Managed and conducted MFG Day Launch event on October 5 including tours of 7 manufacturing plants for students, and community tours for citizens at 3 local manufacturers.
- Conducted additional student tours throughout the month with manufacturing disciplines including pharmaceutical compounding, construction and architecture. Identified 2 new certifications in demand for local employers to integrate into Wylie ISD CTE programs – Pro Core and Stormwater One for implementation in future curriculum.
- Worked with City Staff to assist new business in obtaining TCO for scheduled opening.
- Worked with local employer and Collin Corporate College to finalize workforce training program for insurance licensure program.
- Worked with Wylie ISD CTE to facilitate a Business Symposium for Business students. Expanded program to include EDC participation from Rockwall and Plano EDCs.
- Continued development of Collin College employer workforce programs for Registered Apprenticeship Programs, Skills Development Fund Grant Programs, Internship initiatives, and Teacher Externships.

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

- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff coordinated the finalization of the sale of property at FM 544 Gateway with Phoenix Ascending LLC.
- Sales tax revenues for the month of November are up 16.78%.
- Overall sales tax revenues for FY23 are up 11.25%.
- Staff attended MFG Day events and community MFG Day facility tours on October 5.
- Staff attended the TEDC Annual Conference in Houston on October 11-13, where Jason Greiner was formally appointed to the TEDC Board of Directors.
- Staff attended Hope Under the Stars on October 21.
- Staff attended the State of the Wylie ISD & Collin College Chamber Luncheon on October 24.
- Staff worked on ongoing updates and refreshes to website content and available properties for better online visibility. This included work toward development of video content, updates to demographics and downloadable reports, and development of content including press releases.
- Staff worked on ongoing development of social media initiatives and future content creation/scheduling including updates and graphics for future events.

**Upcoming Events:**

- TML Economic Development Conference – November 16-17
- TEDC Sales Tax Workshop Virtual – December 4-15
- Tentative Board Retreat- January 12

- ICSC Red River- January 31- February 2
- Project U- Burleson- February 20
- TEDC Winter Conference- San Antonio- February 21-23
- TEDC Basic- Round Rock- February 27-March 1

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