

STAFF REPORT

Date: January 21, 2026 **Item Number:** DS5
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:

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: Spring 2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey); This property was acquired on 12-17-25.

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.
- Projected Completion Date: 2/28/26
- 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 provided the Phase 1 East Meadow concept plan to the WEDC for review.
- KH to update concept plans and create OPCC based on updated pond locations and phasing options.

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

- The NTMWD vault adjustment coordination project has been completed; pending installation of necessary ground cover.
- Second walkthrough completed on 12/9/2025; continual work through final punch-list items.

- Staff and City of Wylie met onsite with pond maintenance contractor to assess pond and review necessary items for inclusion in pond maintenance contract. Item for Board consideration 1-21-26.

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

- KH reviewed the Hooper TIA and the Site Plan/Preliminary Engineering plans and provided comments to the City of Wylie on 12/22/2025.
- KH to perform downstream assessment once the design of the final stormwater improvements are finalized.

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

- Project on hold.
- 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 City of Wylie confirmed that the updated permit has been received.
- Mastec has advised that construction will begin on 1-26-26.

SH 78 Sidewalks

- KH coordinating with North Texas Surveying for easement exhibits.
- KH submitted preliminary construction plans to City for review on 12/23/2025.

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:

- Four BRE visits were conducted in December.
- Follow-up discussion with the new owner of a legacy business facing expansion challenges.
- Supported CTE Advisory Committee luncheon with Wylie ISD and local employers.
- Coordinated with WSNCT for local employer’s IWT grant submission.
- Launched details registration link for Leadership Essentials for Business Success training series.
- Assisted businesses in applying for SSB grant funding for Leadership Essentials for Business Success.

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. On-site immersion experience was held December 9th-11th.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff attended TEDC Board retreat (JG)
- Staff attended the Wylie ISD’s CTE Advisory Meeting (AW, CS)
- Staff and Board attended the Elfin Gala and Awards (BB, JG)
- Staff attended the SEDC 2025 Emerging Leaders #YPCon (MB)

- Staff participated in TEDC Virtual Sales Tax Training (RH)
- Staff met with Collin College Wylie for an overview of their campus expansion plans to incorporate a new CTE center. (JG, RH, AW, CS)
- Staff attended Leadership Wylie – WISD Collin College (CS)
- Staff attended the Mayor/Council Staff Appreciation Luncheon (JG, RH, AW, MB, CS)
- Sales tax revenues for January are up 1.62% and 3.14% for the year.

Upcoming Events:

- Broker/Developer Event: Hidden Lakes – February 12-13
- Project U – February 17 – Burleson
- ICSC Red River – February 17-18 – San Antonio
- TEDC Winter Conference – February 25-27 – El Paso
- WISD Boots ‘N Barbecue – March 28

**RSVP Required*

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

Future Board Meetings with Known Conflicts:

February 18, 2026 *	ICSC Red River February 17-18
March 18, 2026 *	WISD Spring Break March 16-20
May 20, 2026 *	ICSC Las Vegas May 18-20
June 17, 2026 *	TEDC Mid-Year Conference June 17-19

*Potential known conflicts have been identified for review by the Board.