

**AGENDA REPORT**

Meeting Date: March 20, 2024

Item Number: DS1

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

- Demolition of 711 Cooper has been completed. Staff met again with the artist who painted the mural onsite at 104 S Ballard and provided information regarding the mural to Wylie News for the recent news article. Staff will coordinate photography prior to demolition. Staff will coordinate with Public Safety to provide training opportunities prior to demolition.
- Staff has 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 met with potential developer and SP. Staff will provide project updates as needed in Executive Session.

**Downtown Parking:**

- KH received permission to work directly with the City of Wylie’s consultant (KHA Richardson).
- The latest parking exhibits have been submitted to KHA Richardson and requested information regarding drainage solution.
- Staff will provide additional updates in Executive Session.

**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)

- Bids were received. Tiseo agreed to shorten the contract time. We are waiting on TxDOT approval to finalize the Contract and get them started.
- After we receive all approvals, we will set up a pre-con meeting with the City.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Early-2024

#### Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City's 19-acre tract. Staff will discuss the findings in Executive Session.

#### Environmental- State Hwy 78 & Brown – Elm Creek (EC) & Whitehead Environmental Services (WES)

- TCEQ has received data and has confirmed that they are currently reviewing the in-house documents and the RACR response comments. If there are no outstanding comments after review of the reports, they will proceed to the affidavit and certification stage. (Site Closure)
- EC now anticipates that the earliest that the Certificate of Closure/Completion could be issued would be April. EC and Staff have notified TCEQ regarding the pending real estate transaction on the property and requested a review as soon as possible. Staff will continue to follow up as needed.

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

- Staff is working on filing the final plat with Collin County. Staff received response concerning pending parcel data clarification with Collin County Tax Assessors Office.
- Staff, Vasquez Engineering and City of Wylie Engineering met to discuss plans for Cooper Plaza. City should have review completed soon.
- Completion Date: Early-2024

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

- Staff is working with KH to coordinate a meeting with the property owners along 544.
- Drainage analysis and modeling is complete. Staff will discuss the findings in Executive Session.
- Working on the existing storm sewer analysis.

#### 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 have been signed and will be filed by WEDC.
- KH prepared two concept exhibits for the Nelson's property at the hard corner of 78 and Alanis.

#### Eubanks Easement/ROW Coordination

- Ongoing coordination regarding easement and right-of-way acquisition.

#### State Hwy 78 TxDOT Improvements

- KH is preparing the construction contract for the project. Staff anticipates that this project will start in the next few weeks.

#### Jackson Avenue Development

- KH will be onsite getting some additional survey and topo data to complement the 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 and/or sale. The development will meet the requirements of the Downtown overlay district.
- Will require close coordination with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and a "theme" of the development.
- KH is in discussions with the City Engineer regarding the possible drainage solution and will provide a follow-up prior to finalizing the IPO.

- KH requested information from KHA Richardson regarding drainage solution.

#### Westgate Gas Line & Easement Coordination

- Survey has provided an updated file showing the location of the gas line.
- KH is working on the exhibits to be attached to the Atmos front end language.
- KH is working on the abandonment document for the existing easements.

#### 40 Acre Tract Concept Plan

- Working on conceptual layout.
- Waiting on additional boundary and plat information.

#### **BRE & Workforce Updates:**

- Conducted 6 BRE visits in February.
- Assisted local employers and community organizations in submitting applications for the Upskilling Training Opportunity Grant Program. 4 applications were submitted on behalf of Wylie Employers, 2 directly from employers, 1 by the Chamber of Commerce, and 1 by Collin College on behalf of Wylie Employers.
- Assisted Wylie ISD CTE in promoting employer participation in the upcoming Build Your Future Career Day to be held on April 3, 2024.
- Coordinated with local employers for participation in the April 18<sup>th</sup> Collin College Career Center's Countywide Career Fair.

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

- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- MW, AJ, BB, MP, BP, and Staff attended ICSC Red River in Dallas.
- Board/City/WEDC attended Project U Leadership Conference in Burleson, TX.
- Staff attended the TEDC Winter Conference in San Antonio, where Wylie EDC was awarded 2023 Economic Excellence Recognition.
- Board Members and Staff attended the Glen Echo Ribbon Cutting event.
- Sales tax revenues for the month of March are up 84.18% due to an audit collection adjustment in the amount of \$1,021,148.24. Staff has been in communication with the Comptroller's Office and is awaiting additional information concerning the adjustments in both February and March. (With consideration of both negative and positive adjustments in Feb/Mar, revenue is currently up 14.26% for the year.)

#### **Upcoming Events:**

- WISD Education Foundation Boots 'N Barbecue – March 23
- Chamber: State of the City Luncheon – March 26
- Texas Downtown Association Regional Roundtable – Burleson – March 27
- Chamber: Annual Meeting and Keynote Speaker – April 19
- City Council: Small Business Week Proclamation – April 23
- WEDC Board Retreat/Work Session – April 26
- Wylie Entrepreneur Expo – May 1
- Taste of Wylie – May 6
- ICSC- Las Vegas – May 19-21
- Board & Commission Interviews – May 29-30

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