

STAFF REPORT

Date: September 9, 2026

Item Number: DS2

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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 and Performance Agreement Updates:***Recently Sold or Pending Real Estate Agreements*

- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion: Early 2027.
- 25.473 acres NW Corner FM 544 & South Westgate Way: Costco Wholesale Corporation – WEDC Board ratification on 9-9-26; Closing TBD.

Performance Agreements

- Helm Dental Laboratory Performance Agreement – Equipment has been installed; compliance verification is in process for final staff review.
- G01 Enterprises, Inc. Performance Agreement – 90-day extension requested. Original CO date 8-18-26; new CO date 11-16-26.
- Tower Extrusion – Building expansion is complete and the new equipment line has been installed; compliance verification is in process for final staff review.

Engineering Report:*Current Goals & Objectives***Active & Moving / Slowed or Paused / Inactive but Invested or Planning****Design & Engineering - Cooper Plaza - State Hwy 78 & Brown**

- The Board approved engaging architectural design services with Killian Studio of Architecture on 7-15-26.
- KSA presented initial design concepts to the WEDC Board on 8-19-26. Based on that feedback, KSA will present additional design concepts for discussion on 9-9-26.

SH 78 Sidewalks

- KH to revise sidewalk layout to avoid church property and to update construction plans and resubmit to the City and TxDOT.

Downtown Parking / Jackson Ave Parking and Striping

- KH received initial construction plan submittal City comments.
- KH resubmitted the construction plans to the City.

- WEDC/KH ongoing franchise utility relocation coordination.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received the 2nd round of construction plan City comments.
- WEDC coordinating with Walk-Ons owner to receive written letter of permission to grade and disturb area on their property.
- KH to review plans and resubmit to the City once letter of permission is received.

Sanden Boulevard Widening

- KH has received topographic survey, environmental report, and geotechnical report.
- KH began determining roadway paving and striping limits, storm sewer design, and intersection design.
- Warehouse traffic engineer currently updating intersection design. KH design is dependent on user limits of construction along Sanden.
- KH has began coordination with the railroad and franchise utilities.
- KH has performed preliminary hydraulic analysis of the creek and determined proposed bridge height and width.
- KH to finalize preliminary roll plot design and set up meeting with City and WEDC to get buyoff on initial design and move towards production of construction plans.
- WEDC coordinating with City on location of additional dirt/fill from user.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- Downstream assessment approved by the City on 6/10.
- Easement coordination is ongoing.
- KH and WEDC meeting with LJA to discuss drainage for the area on the west side of the creek on 9/4.

Additional Roadway

- KH finalizing IPO.
- WEDC working on getting the additional concept plan/design file.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.

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

- All bids were submitted and KH compiled bids and sent to WEDC.
- KH checked references and 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

- Work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

Additional Initiatives Identified

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Shadow Creek Development

- Staff/WEDC contractors continue to assist with franchise utility relocation coordination for the development.

Keefer Street Infrastructure

- KH preparing IPO.

BRE & Workforce Updates:

- One BRE meeting was conducted in August.
- Ongoing discussion with major and primary employers for updated employment counts.
- Outreach to businesses for MFG Day Student Tour participation. 7 confirmed.
- Outreach to all manufacturers – Invite to MFG Day Reception & Proclamation.
- Met with one business regarding their Performance Agreement (JG, CS).
- Attended AI webinar for ClickUp – Super Agents Live Workshop.
- Attended MFG Day Webinar – Spread the Word: Messaging Strategies to Amplify MFG Day
- BRE Committee Meeting (HS, MW, JG, CS).
- MFG Day Meeting with Wylie ISD CTE (JG, CS).
- Met with Allen EDC's Director of Business Retention & Workforce Development (JG, RH, CS).

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff attended the monthly WDMA meeting. (JG, RH, CS)
- Staff attended/participated in monthly P&Z/CC Meetings. (JG)
- Ongoing meetings for the Wylie Entrepreneur Expo. The keynote speaker for this year's event is Brandon Hurtado of Hurtado BBQ. (JG, RH, CS, VS)
- Staff attended the virtual Global Leadership Summit. (JG, RH)
- Staff attended Walk-On's Grand Opening (HS, MW, JG, RH, CS, VS)
- Staff attended TEDC Basic Economic Development Course in Southlake (VS)
- Staff hosted a tour with marketing group to discuss creation of WEDC printed/branded materials. (JG, CS, VS)
- Staff attended the Wylie Area Chamber of Commerce Annual Non-Profit Luncheon (CS, VS)
- Staff attended a Civic Plus Webinar in preparation for the new Municode changeover (CS, VS)
- Staff facilitated business tours for Congressman Self and his office (MP, BP, RO, LY, BB, HS, JG, RH, CS, VS)
- Staff attended Leadership Wylie Welcome Reception (JG, CS)
- Sales tax revenues for September are not yet available.

Upcoming Events:

- Chamber of Commerce Annual State of Education Luncheon – September 22
- Manufacturing Day Reception & Proclamation – September 22
- Manufacturing Day Kickoff & Tours – October 1
- 31st Annual North Texas CCIM Sporting Clays Tournament – October 23
- Hope Under the Stars – October 24
- NTMWD Water Matters Luncheon – October 29
- Entrepreneur Expo – November 5

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