

**AGENDA REPORT**

78

Meeting Date: August 21, 2024

Item Number: DS3

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 104 S Ballard and 100 W Oak have been completed. Staff is coordinating the grading and irrigation of the sites at 104 S Ballard and 100 W Oak in preparation for hydromulching.
- 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 and anticipates an additional payment next month.
- Staff have been in communication with mowing services regarding overgrown lots at 544/Gateway, 78/Brown and Lot 2R Helmberger Industrial Park.

Real Estate

- Staff continued work with contracted buyers to determine further amendments/extensions to coordinate closing dates with construction timelines.

Listing Agreement – Segovia Partners (SP)

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

**Downtown Parking & Drainage:**

- The survey documentation that Union Pacific has requested has been provided.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.
- Staff will provide additional updates as needed in Executive Session.

**Engineering Report:**

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

- Project is under construction with KH providing construction management as-needed. Bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC.

- RFI regarding existing sanitary sewer depth has been approved by the City. Need to determine if any railroad coordination needs to occur for tie-in.
- A replat has been prepared to show final easements and is being coordinated with the City.
- Next project coordination meeting: 08/22/24

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

- KH to prepare an updated IPO for the Flood Study on the City's 19 AC site and FY25 project coordination.
- Staff will provide any additional updates in Executive Session.

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

- COC documents were received and taken to Collin County for recording. Whitehead Environmental provided proof of filing to TCEQ and we are waiting to see if that satisfies the documentation requirement.

#### State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as needed.
- Staff was contacted regarding contractors accessing site to dump concrete. A license plate was recorded, WPD assisted in contacting the individual responsible, and materials were removed from site.

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

- Contracts have been fully executed and distributed. Estimated start date is September 16, 2024.
- McMahon submitted a stone veneer for the outfall face. Material will need review by WEDC/City and structural engineer.
- The City is reviewing first round of submittals.
- Next project coordination meeting: 09/05/24

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

- Drainage study with final recommendations for Option 6 improvements was received from KH.
- KH is working on the existing storm sewer analysis.
- KH preparing an IPO for the final design of the Option 6 improvements for FY 25.

#### Hooper/Steel ROW Dedication

- KH provided an exhibit showing the ROW that would need to be obtained/dedicated.

#### Security Court Fire Lane Exhibit

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- 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.

#### Eubanks Easement/ROW Coordination

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners. ANY UPDATE FROM JOE C??
- KH to prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

#### Jackson Avenue Development

- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and "theme" of the development.

- Once 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. 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.

#### Westgate Gas Line & Easement Coordination

- Ongoing work on the abandonment of the former easements is still taking place. Staff met with property owner, engineering team, and Atmos to discuss next steps for abandonment.
- Survey documents were sent to Atmos and we are awaiting confirmation from them.

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

- Conducted 4 BRE visits in July.
- Facilitated one workforce development meeting to help the employer secure TWC funding (reduced hours).
- Hosted Gov-Con 101 Hands-On Workshop. Six local employers have registered for SAM.gov.
- Participated in WSNCT/EDC Partner Group Team meeting promoting regional workforce development.
- Met with Wylie ISD CTE for initial planning for MFG Day 2024 and Fall student engagement programs.
- Met with Collin College regarding a potential career fair for Wylie area employers.
- Participated in 4 industry educational webinars.

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

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, contractors, property owners, and legal continue.
- Performed additional reconfiguration of the website, data management and organization, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Attended City Council Budget Meetings for FY25.
- Attended soft opening event for Ferah Smokehouse & Cantina.
- Attended WISD New Teacher Luncheon.
- WEDC Office Manager Christy Stewart joined the team on July 15<sup>th</sup>.
- Sales tax revenues for August are up 3.33%. YTD sales tax revenues are up 9.64%.

#### **Upcoming Events:**

- Wylie Chamber of Commerce – Monthly Luncheon: Non-Profit Spotlight – August 27
- Wylie Championship Rodeo – September 6-7
- Wylie City Council/MFG Day Reception & Proclamation – September 24
- Legislative Dinner – September 26
- TEDC – ED Sales Tax Workshop – DFW – September 27 (Ft Worth)
- TX ED Connection: The Best of Texas Bus Tour- October 3-4
- Hope's Gate - Hope Under the Stars – October 5
- November/December WEDC Board Meeting Dates – TBD/Discussion

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