
AGENDA REPORT

Meeting Date: October 18, 2023 **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

- Staff continued to explore potential options for relocating the business currently located at 104 S Ballard within the community. The tenant at 104 S Ballard has advised Property Management that they will be out of the lease space at the end of October, earlier than the required December 31, 2023 vacate date.
- Staff submitted applications to the Historic Review Commission for review of demolition of 100 W Oak, 104 S Ballard, 300 N 2nd, and 701 S Ballard. The HRC will consider these items at the October 26th Meeting.
- 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 2nd)
- 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 coordinated with Property Manager for removal of trees/limbs as needed on WEDC-owned properties.

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:

- Survey field work outside of railroad right-of-way is complete.
- Concept plans for Birmingham extension and parking are being prepared (Phase 1 (East side) and Ultimate (includes both East and West sides).
- 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. Exhibit sent showing which poles must be removed.
- The construction plan resubmittal to TxDOT was made 10/9/23. KH has requested a meeting with TxDOT reviewers to discuss the TIA comments and will resubmit the TIA after that coordination meeting.
- Ongoing coordination with Lot 1, Lot 2 and Lot 6 developers.
- After we receive all approvals, we 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”.
- Staff is working to get a response from USPS regarding postal service for this development.
- 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 Submittal is anticipated ASAP and staff has asked again that EC expedite the process.
- EC, staff and TCEQ met to discuss the status of the Affected Property Assessment Requirements (APAR), Partial Response Action Areas (PRAA), and Certificate of Closure. EC will be providing responses to outstanding comments in the APAR. Assuming that the APAR responses resolve TCEQ’s comments, we anticipate having a Certificate of Closure within 60-90 days following the final EC submittal.

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.
- Survey and Environmental has been kicked off. Field work is about 2 weeks out pending weather.
- 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 have been signed by Larry Nelson. Waiting on City signatures and filing.
- The access easement across Stealth property has been signed by Larry Nelson. Waiting on Stealth signature and filing.
- 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.

BRE Updates:

- 4 BRE visits were conducted in September.
- Establishing workforce training/licensing program parameters with Collin Corporate College and WSNCT to service a local insurance employer.
- Attended iWork program at Collin College.
- Met with Collin College about Skills Development Fund Grant educational program.
- Participated in TEDC Workforce Committee addressing the potential of CTE programs.

Additional WEDC Activities/Programs in Review:

- Staff conducted weekly calls with legal regarding real estate projects and performance agreements.
- Staff organized and hosted Fall Legislative Dinner event.
- Sales tax revenues for the month of October are up 9.02%.
- Overall sales tax revenues for FY23 are up 10.74%.
- Staff attended the IEDC 2023 Annual Conference in Dallas on September 17-20.
- Staff attended/participated in the Legislative Dinner on September 19.
- Staff/Melisa Whitehead attended the TEDC Sales Tax Workshop in Richardson on September 22. Jason Greiner participated in a Panel Discussion highlighting Economic Development in Texas.
- Staff attended the Manufacturing Day Proclamation with City Council on September 26.
- Staff attended the Rowlett Economic Development Summit on September 27.
- Staff worked on ongoing updates and refreshes to website content and available properties for better online visibility.
- Staff worked on ongoing development of social media initiatives and future content creation/scheduling.

Upcoming Events:

- Hope's Gate – Hope Under the Stars – October 21
- Wylie Chamber of Commerce Luncheon: State of Wylie ISD & Collin College – October 24
- WEDC Board Retreat – November 6
- Entrepreneur's Expo – ~~November~~ / Postpone to Spring 2024
- TML Economic Development Conference – November 16-17
- TEDC Sales Tax Workshop Virtual – December 3 – 15

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