

AGENDA REPORT

Meeting Date: November 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

- Staff have been in ongoing communication with mowing services regarding maintenance of lots. Debris and limbs on properties were removed following recent storms.

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 prepared an exhibit that shows potential fence locations along the UPRR ROW.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.

Engineering Report:

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

- Project is under construction with KH providing construction management as needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC as needed.
- A replat has been prepared to show final easements and is being coordinated with the City.
- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated. Staff has made repeated attempts to get resolution on this item, as well as issues with overhead utilities, and will continue. According to Oncor, the remaining overhead utilities are owned by Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV. Oncor has notified each of the need to transfer their utilities to the new poles. Staff will continue follow up as needed.
- TxDOT permit was approved for Frontier/duct bank work and Frontier ROW permit was approved from City.
- Tiseo has submitted an RFI related to the concrete retaining wall. Original plans detail a quantity of 792 SF versus LF. This will result in a Change Order of approximately \$118k.

- Currently working on the Lot 3 parking lot concept plan.

Design & Engineering - FM 544 Commercial – Special Planning Area

- 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.

State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as needed.
- Change Order #4 is currently being updated by Reeder.

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

- The City is reviewing submittals.
- Project is under construction with KH providing construction management as-needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC.
- McMahon to submit RFIs for changes to storm manhole sizing and bollard clarification.
- McMahon to submit revised schedule that will reflect pond timeline and show stoppage of time.
- McMahon to submit change orders for water and dirt changes.
- 14" water line will be removed from the site on 11-16-24. Locations impacted are NTMWD, The Cross Church, and Wylie Outdoor Power and all have been notified of the shut down. (Approximate 14-hour)

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

- Existing storm sewer analysis is nearly complete. KH to schedule meeting with EDC to review findings/recommendations.
- KH preparing an IPO for the final design of the Option 6 improvements for FY 25.
- KH to submit concept plan for max buildable acreage on SWC of Hooper and Steel Road.

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 and held recent meeting to discuss options for ROW.
- 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 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. 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.
- Distribution easement documents have been received from Atmos. Staff is in the process of coordinate signatures for the easements from the property owners. Once staff received the last set of signatures the documents will be sent to Atmos for filing.

BRE & Workforce Updates:

- No BRE visits occurred in October, but multiple follow up meetings were held based on information gleaned during prior BRE visits.
- Staff facilitated and attended the MFG Day program launch on October 3rd as well as industry student tours throughout the month. In total, more than 200 students in 8 CTE educational pathways visited 16 businesses. A total of 52 tours were conducted.
- Staff facilitated and attended the MFG Day Community and Employee Appreciation Events at 4 businesses.
- Scheduled Legislative Visit and Tour to Sanden International USA and Cates Control Systems with Congressman Keith Self.
- Helm Dental Laboratory was awarded a Skills Development Fund Grant which will commence training classes early in 2025.
- The final Webinar and subject matter poll was conducted with local businesses to determine content of Collin College Professional & Continuing Education's Leadership Development program entitled *Bridging the Skills Gap: Equipping Emerging Leaders for Success*. Launch scheduled for early 2025.
- Worked with Wylie ISD Career & Technical Education department to finalize details for the Wylie ISD Business Symposium.

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, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Participated in the CCIM/Best of Texas Bus Tour Dinner and Tour of Wylie. (RH, CS)
- Staff/Board attended the Hope Under the Stars event in Downtown Wylie.
- Participated in the ongoing Leadership Wylie Classes. (MW, MB)
- Staff attended the Chamber of Commerce Workforce Luncheon featuring the Dallas Federal Reserve.
- Attended TEDC Annual Conference (JG, RH, MB, CS)
- Attended TEEEX – TEDC CTED Classes. (JG)
- Sales tax revenues for November are down 2.72%. Overall, sales tax revenues were up 8.37% for FY 23-24.

Upcoming Events:

- Leadership Wylie – WEDC Driving Tour / Business Tour – November 21
- TEDC Board Retreat – December 5-6
- ICSC Red River – January 29-31, 2025
- Project U – February 18, 2025
- IEDC Leadership Summit – February 23-25, 2025
- Interface Conference Group – Entertainment Experience Evolution – February 25-26, 2025
- TEDC Winter Conference – February 26-28, 2025

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