

**AGENDA REPORT**

<b>Meeting Date:</b>	<u>March 22, 2023</u>	<b>Item Number:</b>	<u>DS3</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>March 17, 2023</u>	<b>Exhibits:</b>	<u>2</u>

**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 for this item.

**Discussion**

**WEDC Property Update:**

Property Management

- Tenant at 106 N Birmingham vacated space and the sale of this property to Glen Echo was finalized on 2-21-23.
- Tenants at 605 Commerce Suites, 201 & 204 have vacated the space. Public Safety training has taken place at these locations.
- 605 Commerce, Suite 200 and 908 Kirby should be vacated by the end of the month. Demolition process will begin as soon as these properties are vacated. Staff has continued to provide communication to tenants throughout this process and has made every attempt to relocate these businesses within the city of Wylie.
- Tenant at 104 S Ballard is requesting that the WEDC either upgrade or add an additional a/c unit to the space. The property manager will have the current unit serviced to evaluate and ensure that the unit is working properly.
- Leasehold information will be discussed at the 3-22-23 WEDC Board Meeting.

Property- UP Lot/N Keefer

- Staff is coordinating with Roome on boundary surveys for the properties north of Brown Street. KH to provide IPO for conceptual improvements and utility location once survey is received.
- City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC).
- WEDC closed on the UP property on September 30<sup>th</sup>.
- Request for zoning change to allow commercial on the west side of the RR tracks was reviewed by HRC on 11-17-22 and P&Z on 12-6-22. Final approval by City Council took place on 1-10-23.
- Staff is working with KH on a Preliminary & Final Plat.

**Downtown Parking:**

- Waiting on drainage area maps from City’s consultant to determine feasibility of regional detention on south end of proposed parking (or potentially underground).

- Kimley-Horn to prepare an IPO for survey and conceptual design of parking/detention concepts after additional info is received.
- Next engineering meeting is scheduled on 3/22.

### **Engineering Report:**

#### Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- Zoning update and Preliminary/Final Plat under review by the City. Public Hearing/City Council review of request for zoning change from Planned Development 2014-28 & Commercial Corridor to Planned Development- Light Industrial to allow for light industrial uses takes place on 3-28-23.
- Plan production for the infrastructure project is underway (24' private fire lane with public utilities in an easement). Plan to submit to the City for review the week of 3/13.
- Traffic Impact Analysis is underway. This is required for the TxDOT submittal for the deceleration lane off of FM 544. Expected TIA completion is the week of 3/20. TxDOT submittal will be prepared after that.
- Completion Date: early 2023

#### Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- Final walk through to check the punch list will be completed as soon as the Contractor submits the request.

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

- The excavated soil has all been removed from the site and taken to a landfill. No soil with arsenic levels above commercial limits remains on-site.
- EC is finalizing the report documenting the removal of the soil the APAR comments and should have them ready to submit very soon.
- EC is holding off on removing the remaining groundwater monitoring well until TCEQ has given the go-ahead to do so.
- Completion Date: Early 2023

#### ROW - State Hwy 78/Brown – City of Wylie, Kimley Horn (KH), and Vasquez Engineering (VE)

- The next meeting is on 3/22. Staff is coordinating with the City and VE to determine next steps.

#### Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Details from the 3/22 meeting will determine final ROW width.
- Waiting on grading details and detention calculations.
- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor took place on 11-15-22 at P&Z and 12-13-22 at City Council.
- City Council approved the PD with the following amendments: remove by-right for restaurants with drive-in or drive-thru service, change Lot 6 to Lots 2-6, and require the elevation/site plans to come back before Council.

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

- IPO has been signed, meeting on 3/22 to discuss next steps and kick-off the project.
- Grading estimates have been requested. Similar to Eubanks Lane, ROW improvements need to be made prior to studying RBP. The scope will include re-grading some of the ditches and cleaning silt/debris out of culverts. Survey will not be kicked off until this work is completed.
- Completion Date: Mid 2023

#### Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- KH received initial review comments from the City on the construction plans for water line and sanitary sewer line and are currently updating the plans based on their comments for resubmittal.

- Significant updates are underway on the water line which will result in cost savings. The City would allow connections to existing 8” line (Azure Pool site) which eliminates need to install 8” main from SH 78 to Alanis.
- Preliminary comments from NTMWD were received and plans have been updated to address their concerns. Official plan review and application submittal will occur after City approval.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Easement documents have been prepared and easements have been staked. Staff is coordinating with the Nelsons to arrange a meeting to walk the easements and get the documents executed.
- Staff is coordinating with Oncor and Atmos regarding gas/power to the site.
- Public Hearing/City Council review of request for zoning change from Light Industrial-Special Use Permit to Light Industrial-Special Use Permit to allow for warehouse distribution use takes place on 3-28-23.

#### Brown/Eubanks Drainage

- Cleanout of ditches, silt removal in ditches, haul-off of soils removed, erosion control, and replacement of four culverts on Eubanks has been completed and has shown to have improved drainage in this area.
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#### **BRE Updates:**

- 2 BRE visits were conducted in February.
- Staff visited with legislators and their Aides during Wylie Days and continues to stay current on legislative issues that affect Wylie and its citizens.
- Staff assisted a local business with City of Wylie Pre-Development meetings to facilitate quicker and smoother permitting/construction process approvals.
- Staff participated in a leadership conference in Burleson Texas entitled “Project U”. Aside from Staff development, the conference provided an opportunity to learn more about workforce development programs deployed in other communities and potentially adopting as a Best Practice in our community.
- Small Business Week – Staff continued to plan and develop Small Business Week activities with the goal of connecting citizens to local businesses supporting Shop Local initiatives - “#IShopWylie”.
- Workforce and CTE educational programs –“Building your Future – Career Day” April 4<sup>th</sup> – Staff worked closely with Wylie ISD’s CTE department to connect local businesses and employers to Wylie students who are ‘workforce’ ready.

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

- Wylie Days Legislative Event – Wylie community partners developed legislative priorities and arranged relationship and educational events with legislative representatives in preparation for Wylie Days. Staff worked on compilation of data and scheduling for Wylie Days and participated in Wylie Days Legislative Events.
- Staff participated in Project U leadership conference hosted by Burleson EDC.
- WEDC received the TEDC’s 2022 Economic Excellence Recognition.
- Sales tax revenues for the month of March are up 2.64%.
- Overall sales tax revenues for FY23 are up 14.76%

#### **Upcoming Events:**

- Wylie ISD Build your Future Career Day- April 4
- Lovett Groundbreaking- April 6
- Good Friday, WEDC Offices Closed- April 7
- Chamber Awards Banquet- April 20
- Small Business Week Proclamation- April 25
- Small Business Week- April 30 – May 7
- Taste of Wylie – May 1
- Christian Prayer Breakfast of Collin County- May 4
- Economic Development Week Proclamation- May 9
- ICSC Las Vegas- May 21-23
- Please see the attached Marketing Calendar for the full list of upcoming events.