

AGENDA REPORT

Meeting Date:	<u>June 21, 2023</u>	Item Number:	<u>DS1</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>June 16, 2023</u>	Exhibits:	<u></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 on this item.

Discussion

WEDC Property Update:

Property Management

- Tenants at 605 Commerce and 908 Kirby have vacated the spaces. Asbestos removal in the floor mastic of one of the Commerce Suites is in process. Staff will provide updates regarding remediation procedures as they become available. Demolition contract for both structures is being finalized, as approved by the WEDC Board.
- A meeting was scheduled and coordinated with the tenant at 104 S Ballard. When staff arrived for the meeting, the tenant was not onsite or available. Staff will coordinate another visit with the tenant.
- Staff has coordinated with property management regarding HVAC/plumbing issues at 104 S Ballard.
- Staff was contacted regarding a cat colony on WEDC property located on Cooper Drive.
- Staff has coordinated with property management for HVAC/plumbing repairs and tree removal at 701 S Ballard.
- Leasehold information and the property listing agreement will be discussed at a future WEDC Board Meeting.

Downtown Parking:

- KH coordinating with survey and Union Pacific/KCS to flag utilities and obtain design survey for concept layouts.
- Detention will likely be aboveground or underground beneath each parking lot.
- KH to prepare conceptual design of parking/detention concepts.

Downtown & SBO Property Concepts:

- KH prepared concept layouts for 300 Brown Street and 404/406 South Ballard. An additional concept is being prepared for 300 W Brown to show improvements only on the excess railroad ROW and current WEDC property.
- KH to prepare concept layout for 503-701 S Ballard.

Engineering Report:

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

- Amendment for regional detention design on Lot 4 will be submitted this week. Updated OPCC to be sent asap.
- KH prepared concept plans for the remaining lots.
- Atmos easement coordination ongoing. Staff is coordinating with Oncor.
- The next step is construction bids and award of contract.
- Completion Date: Mid-2023

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

- Project is completed.
- Staff is coordinating with NTMWD to review final project costs.

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

- The APAR has been completed and they have removed and plugged the monitoring wells.
- EC advised that there has been a delay with TCEQ's filing of the APAR due to staffing issues. EC will provide updates as they are available.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Detention Pond Sizing is complete and there is a new pond exhibit
- Still waiting on Final TxDOT approvals and permitting
- Completion Date: Mid-2023
- The next step is construction bids and award of contract.

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

- Grading improvements are underway to re-grade ditches and clean silt/debris out of culverts. Survey and Environmental will not be kicked off until this work is completed.
- Permission have been obtained from property owners allowing KH to survey.
- KH prepared concepts for site layouts for the properties that front FM 544. WEDC lot at the intersection will likely be used for regional detention (pending results of the drainage study)
- KH is preparing OPCC costs for the drainage improvements.
- Completion Date: Mid-2023

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

- Plans have been submitted to NTMWD and are in final review.
- Update OPCC has been received.
- Easement documents are almost complete.

BRE Updates:

- 1 BRE visit was conducted in May and staff spoke with 2 companies looking to relocate and expand their businesses in Wylie.
- Staff participated in the CTE Advisory Meeting/Internship Signing Day.
- Staff attended CTE North Texas (CTENT) an association of educators and curriculum development professionals for CTE programs. Wylie ISD CTE nominated Wylie EDC for an award and staff is pleased to announce that we received the Business Education Partnership award for our collaboration with Wylie ISD in the implementation of workforce development programs like MFG Day.

Additional WEDC Activities/Programs in Review:

- Staff attended the Christian Prayer Breakfast of Collin County.
- Staff attended ICSC Las Vegas.
- Staff attended the CCBA State of the Business luncheon in Plano.

- Staff participated in Class 19 Leadership Wylie Graduation.
- Sales tax revenues for the month of June are down 3.83%. (This includes a -\$12,438 audit adjustment. Without this adjustment, the revenue for the month is down 2.92%.)
- Overall sales tax revenues for FY23 are still up 11.47%.

Upcoming Events:

- TEDC Mid-Year Conference - June 21-23
- Bluegrass on Ballard - June 24
- Reception for Outgoing Board/Commission Members - June 27
- City of Wylie Fourth of July Fireworks - July 2
- Ethiopian Sports Federation Soccer Tournament - July 2-8
- **Budget Work Session with City Council - July 11**
- Social Media Rescue – Canva Class - July 17
- **Final Budget Work Session with City Council - July 25**
- Retail Live South Central 2023- August 31, 2023

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