

AGENDA REPORT

Meeting Date: July 16, 2025

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 have continued working with contractors to ensure that mowing and maintenance of trees on WEDC properties are taking place.
- WEDC is in the resolution process regarding a complaint concerning property maintenance at 401 Keefer.
- 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.

Pending Real Estate Agreements

- Lot 1 of 544 Gateway: Shadyside Land and Cattle/Deft Ventures - Inspection Period Expiration: 9-11-25; Closing Date: 10-11-25
- Lot 2 of 544 Gateway: SCSD –Closing Date: TBD
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 7-14-25; Closing Date: 8-13-25; Board to review Second Amendment on 7-16-25.

Listing Agreement – Segovia Partners (SP)

- Pad Sites are both under contract. Upon closing, Staff will cancel the listing agreement.
- SP has continued to market developable properties and has engaged with potential users/developers.
- Staff will provide project 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. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH, and WEDC.
- The Capco line has been moved. Optimum/Spectrum has moved their line, and AT&T is working on their design so they can move forward with line removal.
- Next project coordination meeting: 7/24/25

Downtown Parking and Drainage/Union Pacific Coordination

- The survey documentation that Union Pacific has requested has been provided.

- KH waiting on the City of Wylie downtown project for the regional drainage solution.
- KH preparing OPCC for parking options.

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

- The 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.
- Ongoing coordination over the drainage concern at the drive connection to Marble.
- RFI #14 power pole coordination is ongoing by WEDC.
- KH created multiple Lot 6 concept plans.
- The projected completion date is 7/28/25 (7-Eleven is anticipated to open in Sept/Oct).
- Next project coordination meeting: 7/17/25

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

- KH to send summary of meeting notes and updated concept plan for improvements at SH-78 and Hooper.
- WEDC coordinating meeting with City of Wylie to discuss drainage solutions.

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- KH has posted the project on CivCast.
- 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.

Jackson Avenue Development

- Jackson/Oak/Marble parking exhibit and downtown sidewalk exhibits have been completed.
- KH is coordinating with the City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and the development's "theme."
- 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 sale/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.
- Atmos has provided the final document for execution. Staff sent a copy of Lot 3 and Lot 4 easements for filing with the county and provided the originals to Atmos. Lot 1 paperwork has been provided to Atmos and has been recorded.

FM 544 Corridor Master Plans

- KH starting to work on concept plans.

Atmos Gas Main Extension- N Hwy 78

- MasTec is awaiting the final construction package from Atmos, which Atmos confirmed would be ready this week. Once begun, the project is expected to be completed within 3 weeks.

WEDC General Engineering

- KH preparing SH-78 Sidewalks IPO per direction from WEDC.

BRE & Workforce Updates:

- One BRE visit was conducted in June.
- Attended and spoke to the first graduating class for the Leadership Development program.
- Facilitated employer meeting with Wylie ISD CTE to facilitate launch of SETH certification program for Water Operators and Wastewater Operators at NTMWD.

- Assisted two local businesses with property search criteria for relocation.
- Strategic planning activities for 2025 MFG Day programming.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Preliminary designs have been approved, and the staging environment is currently being set up to start work for the refreshing of the existing Discover Wylie website. The improvements to the existing website will allow for an easier transition of the Historic Downtown Wylie layer into the new DW website.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Staff attended the 5th Annual East Collin County Women's Conference (RH, MB, CS)
- Staff attended TEDC Mid-Year Conference (JG, RH, MB, CS)
- Staff attended the Incoming/Outgoing Board Member Reception and City Council Meeting (JG, RH)
- Staff and Board attended the Whisker Wishes Gala (DD, BB, HS, JG, RH)
- Staff attended the College for Kids Graduation (JG, RH)
- Staff participated in an Admin Tour with the City of Wylie (RH)
- Sales tax revenues for July are up 4.90%. YTD sales tax revenues are up 7.72%.

Committee Updates:

- Budget Committee/Board Members met to discuss an overview of the proposed FY26 Budget. (DD, HS)

Upcoming Events:

- WISD New Teacher Luncheon – July 22
- Final Budget Work Session with City Council – July 22
- A Night to Remember – Honoring Raymond Cooper – August 2
- Retail Live – September 4
- Wylie Championship Rodeo – September 12-13
- Manufacturing Day – October 2

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