

STAFF REPORT

Date: April 15, 2026 **Item Number:** DS3
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Subject
Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation
N/A

Discussion
WEDC Property Update:
Property Management/Real Estate

- 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.

Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Anticipated completion date: Mid-2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Anticipated completion date: Late 2026 or Early 2027. As of 3-23-26, construction has not commenced, so the WEDC has an option to repurchase.
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: 4-27-26
- 8.27 ac/Wylie Square One – Inspection Period Exp: 5-5-2026; Closing Date: 6-4-2026
- 1.017 ac/L.M.B. Partnership – Inspection Period Exp: 5-10-2026; Closing Date: 6-9-2026
- 3.95 ac/Keles Group – Inspection Period Exp: 6-9-2026; Closing Date: 7-9-2026

Listing Agreement – Segovia Partners (SP)

- One remaining pad site is 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:
Active & Moving / Slowed or Paused / Inactive but Invested or Planning

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

- Record drawings have been completed.
- On-site walkthrough meeting with the WEDC, City, and McMahon took place on 3-26-26.
- KH to review erosion control proposal from McMahon and determine whether to either move forward with McMahon or obtain other bids.

SH 78 Sidewalks

- KH to resubmit construction plans to City.

Downtown Parking / Jackson Ave Parking and Striping

- KH to send concept plan to City staff and fire and set up meeting to get final sign-off on design.
- KH to begin preparing construction plans once final buyoff is received.

Design & Engineering - 544 Gateway Addition

- Tiseo is done with improvement. Preliminary walk-through is scheduled with TxDOT/City of Wylie on 3-13-26. WEDC and KH walk-through tentatively scheduled for 3-26-26.
- Staff is coordinating with the City of Wylie/contractor regarding sign installation on John Yeager Way. Road Opening Ceremony for John Yeager Way scheduled for 4-24-26.

Lot 3 – 544 Gateway Addition

- KH to update parking exhibit and send to WEDC for coordination with adjacent property owner.
- KH preparing civil construction plans once layout is confirmed.

FM 544 Corridor Master Plans

- KH finalizing drainage design and deliverables for the corridor.
- KH to update concept plans per WEDC direction.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- KH reviewing and providing input on the drainage analysis from LJA.

Atmos Gas Main Extension- N Hwy 78

- Construction has begun on the project.
- Staff coordinated with City of Wylie for traffic line location at Kreymer/Hwy 78.
- Anticipated completion within the next two weeks.

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

- KH provided a recommended award letter for Canary Construction.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on the shutdown for the tie-in.

Sanden Easement/ROW Coordination

- KH is preparing an IPO, currently coordinating scope language and fees with internal partners on all drainage, traffic, and structural-related items.

Keefer Street Infrastructure

- KH to prepare IPO.

Jackson Avenue Development

- Project on hold, but work continues on Jackson Ave. Parking and Striping.
- Coordinating with 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. An 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.

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.

BRE & Workforce Updates:

- Two BRE visits were conducted in March.
- Sponsored and supported Wylie ISD Business Symposium featuring local business owners as speakers.
- Facilitated workforce program development meeting between Helm Dental Laboratory and Collin College to establish a new career pathway in the medical curriculum for Dental Lab Technicians.
- Identified an expansion project for a local business. Potential facility and equipment expansion.
- Facilitated a meeting with Deanan, Collin College, and Workforce Solutions.
- Organized a Workforce Training Discussion for Helm with Cross Timbers.
- Continued BRE Succession planning/training activities.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- The Office Manager position has been filled with a start date of April 22nd.
- Staff attended City of Wylie Employee Awards Luncheon (RH, AW, MB)
- Staff attended Workforce Solutions Annual Awards Luncheon (CS)
- Staff attended Regional Leadership with Wylie, McKinney, Allen (CS)
- Wylie ISD Business Symposium (DD, AW, CS)
- Staff attended Leadership Wylie, Austin (CS)
- Board and Staff attended State of the City Luncheon – (HS, MW, JG, RH, AW, MB, CS)
- Staff attended WISD Boots ‘N Barbecue (JG, RH, AW, CS)
- Sales tax revenues for April are up 7.47% and up 0.55% for the year.

Upcoming Events:

- Taste of Wylie – May 4 **RSVP Required*
- ICSC Las Vegas – May 18-20 – Las Vegas

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