

AGENDA REPORT

Meeting Date:	<u>August 16, 2023</u>	Item Number:	<u>DS2</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>August 11, 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

- Demolition and clearing of 605 Commerce and 908 Kirby has been completed.
- Property manager has communicated to the tenant at 104 S Ballard that the Board will reduce one month’s rent by the cost of the purchase and installation of two portable plug-in a/c units, with a maximum offset of \$800 total. Property manager advised that they have not yet received a receipt for purchase of the units, however, the units have been installed. Tenant has advised property management that the units have not helped much with the heat. Property manager advised that the tenant has paid the full month’s rent for this month and anticipates receiving receipts for the offset next month.
- Staff and/or property management notified tenants and issued notice to vacate letters. (Commercial: 100 W Oak, 711 Cooper, 25 Steel; Residential: 701 S Ballard, 300 N 2nd)

Listing Agreement – Segovia Partners (SP)

- Staff will provide project updates in Executive Session.
- SP has installed signage and created a hit list of preferred tenants for e-blast.

Downtown Parking:

- Survey field work outside of railroad right-of-way is complete.
- Concept plans for Birmingham extension and parking are being prepared.
- Downtown Drainage study (Huitt-Zollars) was finalized and will be referenced in the concept plan design.

Downtown & SBO Property Concepts:

- KH to prepare concept layout for 503-701 S Ballard. Waiting on existing plat/survey data.

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

- Atmos/Oncor coordination ongoing.
- Construction plans were approved by the City 8/9/23.
- City submitted the plans to TxDOT and we are awaiting review comments or approval.
- Ongoing coordination with Lot 2 and Lot 6 developers.
- KH will bid the project and setup a pre-con meeting after they receive all approvals,.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Fall-2023.

Design & Engineering – City of Wylie’s 19 Acres - FM 544 Corridor (KH)

- KH to prepare IPO for survey/design topo. This survey includes the data required for the future flood study of the City’s 19-acres.

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

- Project is complete. Staff is waiting on NTMWD’s final review of the project costs related to inspection fees.

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

- EC, staff and TCEQ met to discuss the status of the Affected Property Assessment Requirements (APAR), Partial Response Action Areas (PRAA), and Certificate of Closure. EC will be providing responses to outstanding comments in the APAR. Assuming that the APAR responses resolve TCEQ’s comments, we anticipate to have a Certificate of Closure within 60-90 days following the final EC submittal.
- EC Submittal is anticipated in the next 30 days.

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

- Retention Pond Sizing is complete and there is a new pond exhibit.
- Civils are nearing completion and submittal is anticipated in the next two weeks.
- The next step is construction bids and award of contract.
- Completion Date: Fall-2023

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

- Grading improvements are underway to re-grade ditches and clean silt/debris out of culverts.
- Completion Date: August.
- Survey and Environmental will not be kicked off until this work is completed.
- Completion Date: Fall-2023.

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

- ARCO, KH and NTMWD are working on the final drainage connection for Stealth.
- NTMWD requested a revision to the sanitary sewer alignment and connection to their existing line. Revised plans were issued 8/10/23. Waiting on final approval.
- Ongoing coordination with Larry Nelson on the proposed drainage and sanitary sewer easement. Access easement across EDC/Stealth property has been prepared and submitted.

Eubanks Easement/ROW Coordination

- Exhibits showing two options for the future ROW and Atmos easement were prepared and submitted 8/10/23
- Ongoing coordination with the City and Atmos to finalize easement and ROW location. Once confirmed, survey will prepare final easement documents.

BRE Updates:

- 1 BRE visit was conducted in July.
- Staff presented with Wylie ISD CTE at the Career and Technical Association of Texas (CTAT) Summer Conference focused on programs that connect CTE and Business communities.
- Organized and scheduled a regional BRE coordination meeting with surrounding communities to identify and adopt best practices and regional workforce development programs. Wylie will host the inaugural meeting on August 22nd.
- Helped coordinate a fundraising challenge called the Crosstown Showdown PUMP-OFF between Fuel City and Wylie ISD Education Foundation. Proceeds for the program will provide scholarships for graduating Seniors and teacher grants for Wylie teachers.
- Worked with WSNCT's liaison to initiate a workforce program to address an extraordinary hiring need within the next 60 days.
- Continued development of Fall programming including Legislative Dinner, MFG Day, Fall Career Fairs, and the Second Annual Entrepreneurs Expo.

Additional WEDC Activities/Programs in Review:

- Staff attended the final Budget Work Sessions with City Council on July 11/July 25.
- Staff attended the Social Media Rescue - Canva Class in downtown Wylie.
- Sales tax revenues for the month of July are up 4.32%.
- Overall sales tax revenues for FY23 are up 11.00%.

Upcoming Events:

- Wylie Chamber of Commerce Luncheon: Non-Profit Spotlight – August 22
- Retail Live South Central 2023 - August 31
- Wylie Championship Rodeo - September 8-9
- End of Summer Picnic (North Ballard) – September 14
- IEDC 2023 Annual Conference - Dallas, TX - September 17-20
- TEDC Sales Tax Workshop - Richardson, TX - September 22
- TEDC Annual Conference - Houston, TX. - October 11-13
- Hope's Gate – Hope Under the Stars – October 21
- TML Economic Development Conference – November 16-17
- TEDC Sales Tax Workshop Virtual – December 3 – 15

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