

AGENDA REPORT

Meeting Date: June 18, 2025

Item Number: DS2

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

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.
- Staff have repeatedly attempted to resolve overhead fiber-optic lines owned by Optimum, AT&T, and Wylie ISD. Capco has been engaged for the relocation of the Wylie ISD Fiber and the subsequent lines can be moved following that relocation. Capco has advised that they will be onsite to complete the job as soon as the ground is dry.
- KH approved the retaining wall pedestrian rail submittal.
- Additional storm sewer plan sheet to be approved by the City prior to being sent to Tiseo.
- KH preparing Lot 3 parking lot OPCC.

- Next project coordination meeting: 6/26/25

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 drainage concern at drive connection to Marble.
- RFI #14 power pole coordination ongoing by WEDC.
- The projected completion date is 7/28/25 (7-11 is anticipated to open in Sept/Oct).
- Next project coordination meeting: 6/26/25

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

- Existing storm sewer analysis is complete.
- KH is preparing an updated IPO for the final design of the RBP improvements (including existing storm sewer recommendations).

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

- Design is complete. Waiting on the signed and filed drainage and sanitary sewer easements.
- 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 is to be completed by the current property owner and provided to Atmos.

FM 544 Corridor Master Plans

- KH kicked off survey and performing record drawing research.

Atmos Gas Main Extension- N Hwy 78

- A contract has been signed with MasTec.
- MasTec is awaiting the final construction package from Atmos and is scheduled to begin construction on June 30th. Once begun, the project is expected to be completed within 3 weeks.

WEDC General Engineering

- KH finalizing Brown/Keefer updated concept plan.

BRE & Workforce Updates:

- 1 BRE visit was conducted in May.
- Attended the ceremony for the first graduating class of the Raytheon Apprenticeship program. The second cohort has begun.
- Attended Internship Signing Ceremony and CTE Advisory Meeting. Helm Dental Laboratories signed three ISD CTE interns from CAD & robotics disciplines.
- Met with two local businesses about support for expansion activities.

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 and Board attended Taste of Wylie (WM, HS, DD, RH, AW, MB, CS)
- Staff attended the Chamber Leadership Luncheon (MW, RH, AW, MB)
- Staff and Board assisted the Chamber with delivering popcorn for Small Business Week (MW, AW, CS)
- Staff attended the Small Business Week Reception – Party on the Patio (JG, AW, CS)
- Staff and Board attended the CCBA State of the Business Luncheon (MW, AW)
- Staff participated in weekly TEDC Legislative Committee meetings (CS)
- Staff and Board attended ICSC Las Vegas (MP, BP, MW, JG, RH)
- Staff attended Annual CTE Signing Day & Advisory Meeting (AW, CS)
- Staff attended TEDC's Peer Roundtable: BRE & Supplier Relationships via Zoom (AW, CS)
- Staff attended the Savage – 50 Years Celebration (AW, CS)
- Sales tax revenues for June are up 2.89%. YTD sales tax revenues are up 7.31%.

Committee Updates:

- Budget Committee members have met to discuss an overview of the proposed FY26 Budget.

Upcoming Events:

- TEDC Mid-Year Conference – June 18-20
- Juneteenth Holiday: WEDC Offices Closed – June 19 (Staff Attending TEDC Conference)
- Board and Commission Outgoing Reception/Swear-In/Joint ES with City Council – June 24
- Whisker Wishes/In-Sync Exotics Gala – June 28
- Budget Work Session with City Council – July 8
- WISD New Teacher Luncheon – July 22
- Final Budget Work Session with City Council – July 22
- Wylie Championship Rodeo – September 12-13

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