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# AGENDA REPORT

**Meeting Date:** February 19, 2025      **Item Number:** DS4  
**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:

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.

### Downtown Parking & Drainage:

- Staff will request an updated OPCC for the RR ROW parking for future cost estimates and planning purposes.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

### 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.
- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated.
- Staff has repeatedly attempted to resolve overhead utilities issues and will continue to do so. According to Oncor, Frontier Telecom, Wylie ISD Fiber, and Suddenlink CATV own the remaining overhead utilities. Oncor has notified each of them that they need to transfer their utilities to the new poles. Staff has engaged the services of a private fiber company to relocate the lines and hope to have an update by next Friday.
- Entire team to meet onsite once staking is complete to confirm locations of relocated duct banks and poles.
- The TxDOT permit was approved for Frontier/duct bank work, and the City approved the Frontier ROW permit.
- Replat and ATLA surveys are being prepared by Roome Surveying based on the updated site plan for Lot 1.
- Paving will begin soon, and the detention pond is nearing completion.
- FRI to be submitted for the retaining wall expansion change.
- Next project coordination meeting: 2/20/25

State Hwy 78 TxDOT Improvements

- Project is under construction with KH providing construction management as needed.

- Change Orders and Pay Apps are currently being revised and updated.
- Remaining sidewalk was removed from Reeder's contract and included in McMahon's contract.
- Irrigation and sod are to be installed during the week of 2-24-25 due to anticipated weather issues next week.

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

- Electrical submittal is under review.
- 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.
- Coordination is ongoing regarding bollards and site lighting.
- McMahon submitted for bollard clarification due to issues with existing bollards per plan. KH will provide an electrical/landscape option for review.
- Change Order #2 to be distributed this week.
- Next project coordination meeting: 2/20/25

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

- Existing storm sewer analysis is complete.
- KH preparing an IPO for the final design of the Option 6 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.

#### Eubanks Easement/ROW Coordination

- WEDC is coordinating with property owners.
- KH will prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

#### Jackson Avenue Development

- KH to prepare exhibits showing additional parking and striping along Jackson, Oak, and Marble.
- 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 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.
- Staff is still waiting for a response from Atmos with the updated signature block information in place. Once staff receives the final document and obtains the last set of signatures, the documents will be sent to Atmos for filing.

#### City's 19-Acres and East Meadow Due Diligence Study (IPO #14)

- KH to prepare IPO that includes:
  - Topographic Survey
  - Preliminary flood study of Muddy Creek (final flood study to be prepared with infrastructure construction drawings)
  - Preliminary roadway alignment
  - Coordination with City/NTMWD/Oncor/FEMA
  - Railroad crossing coordination
  - Updated concept plan showing proposed major infrastructure improvements and developable area

**BRE & Workforce Updates:**

- 4 BRE visits were conducted in January.
- Launched Leadership Development Skills program at Collin College for local employers.
- Assisted local businesses with Skills for Small Business grant support.
- Met with a local business and Wylie ISD staff/teachers to tour the facility and develop a curriculum for Internship and Practicum CAD/CAM programmers.
- Met with a potential workforce facility in Plano considering expanding into a Wylie location.
- Assisted a local business with amending CO for the facility to include a training suite for surgical procedures.

**Additional WEDC Activities/Programs in Review:**

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Facilitated and attended East Side Allies Luncheon at Herman Marshall and CPKC tour (JG, RH, CS)
- Staff attended TEDC TEEX Training (JG)
- Participated in the ongoing Leadership Wylie Classes. This month featured SIMSOC. (MW, MB)
- Staff and Board attended ICSC Red River (MP, HS, MW, JG, RH)
- Sales tax revenues for February are up 126.87% due to an audit collection of \$239,410. More information will be provided when it becomes available.

**Upcoming Events:**

- Broker/Developer Event: Hidden Lakes- February 27, 2025
- State of the City Luncheon- March 25, 2025
- Boots 'N Barbecue- March 29, 2025
- P3C – Public, Private, Partnership Conference- April 7-9, 2025
- ICSC Las Vegas- May 18-20, 2025

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