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# AGENDA REPORT

**Meeting Date:** January 12, 2024      **Item Number:** DS1  
**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 has continued efforts to finalize utility disconnections in preparation for demolition at 104 S Ballard, 701 S Ballard, and 711 Cooper. Staff will coordinate photography at 104 S Ballard prior to demolition and has a meeting scheduled with the artist that completed the mural onsite. Staff is coordinating with WFR and WPD to allow training opportunities prior to demolition.
- HRC approved demolition of 300 N 2<sup>nd</sup> and the item will go to City Council for final approval this month.
- Staff received a request to extend the vacate date for the tenant at 100 W Oak from January 31, 2024 to March 1, 2024.
- Property Management is still working with the previous tenant at 104 S Ballard for final walk thru of property.
- Staff is in discussion with previous tenant at 106 N Birmingham, 605 Commerce Suite 200 and 908 Kirby regarding payment of past due rent.

#### Listing Agreement – Segovia Partners (SP)

- 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:

- Concept plans and OPCCs for Phase 1 and Buildout of the parking lots have been submitted.
- Preliminary Cost estimates are being prepared.
- Staff met onsite with the UP representative.

### Downtown & SBO Property Concepts:

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

**Engineering Report:**

## Design &amp; Engineering - 544 Gateway Addition – Kimley Horn (KH)

- The construction plan and TIA resubmittal to TxDOT was made in October and we are awaiting review comments. Two variances will be requested. The City has followed up with the TxDOT reviewer on status as of 1/3/24.
- Bid set was issued to contractors 12/20/23. Bids are scheduled to be received 1/8/24 and a bid tabulation and recommendation will be provided for January Board meeting.
- Ongoing coordination with Oncor and Atmos. Easements and pole locations have been staked to determine new location for utility pole along FM 544.
- Ongoing coordination with Lot 1, Lot 2 and Lot 6 developers
- After we receive all approvals, we will setup a pre-con meeting with the City.
- A replat will need to be prepared to show final easements after all approvals are received.
- Completion Date: Early-2024

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

- Survey has been completed and KH is working on an exhibit for the RR.
- Next meeting scheduled for 12/20

## Environmental- State Hwy 78 &amp; Brown – Elm Creek (EC) &amp; Whitehead Environmental Services (WES)

- Staff met with EC and WES to discuss updates with TCEQ.
- EC now anticipates having the APAR wrapped up by the first week of February. They anticipate that the Certificate of Closure/Completion will be issued at the end of March/early April.

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

- The Preliminary and Final Plat as well as the Civil Plans have been approved by the City. Staff will coordinate for filing of the Final Plat with the County.
- The next step is construction bids and award of contract.
- Completion Date: Early-2024

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

- Drainage analysis and modeling is underway and preliminary results are expected to be available in January.

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

- Approval from NTMWD received. Contractor will need to coordinate with NTMWD on shutdown for tie-in.
- The proposed drainage and sanitary sewer easements have been signed and will be filed.
- KH prepared two concept exhibits for the Nelson’s property at the hard corner of 78 and Alanis.

## Eubanks Easement/ROW Coordination

- Tree removal on Eubanks has been completed.
- Easement exhibits have been submitted by KH and staff is coordinating with property owners to get them signed.

## FM 544/Younger Partners Commercial Property Survey

- Survey field work is completed. This survey includes the data that will be required for the flood study of the City’s 19-acre tract.
- KH is preparing an IPO to prepare a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through municipal complex park to connect at Brown Street (intersect with Sanden Blvd) (IPO #12)

**State Hwy 78 TxDOT Improvements**

- KH preparing EJCDC contracts for the project (expected completion end of week). Will insert the schedule of values from contractor when received.

**Jackson Avenue Development**

- KH preparing 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.
- Will require close coordination with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and “theme” of the development.

**BRE Updates:**

- Staff conducted 2 BRE visits in December.
- Supported CTE Advisory Committee luncheon with Wylie ISD and local employers.
- Met with Collin College and local small business to discuss and develop Skills Development Fund grant application for workforce training program for current employees.
- Participated in BRE Alliance Work Session to develop workforce programs as a regional effort in support of local employers’ hiring needs.
- Arranged tours for Leadership Wylie at Deanan Gourmet Popcorn, Glen Echo Brewing, and Lovett Industrial’s Wylie project.

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

- Staff attended P&Z, City Council, and HRC meetings in December.
- Staff worked with legal regarding ongoing real estate projects and performance agreements.
- Staff coordinated the completion of the sale of the Squire property with MLKJ.
- Sales tax revenues for the month of January are not yet available. Staff will provide when available.
- Blake Brininstool, Whitney McDougall, and Aaron Jameson completed TEDC Sales Tax Training.
- Staff and Board Members attended the Chamber of Commerce Gala.
- Jason Greiner attended the TEDC Board Retreat.
- Staff worked on ongoing updates and refreshes to website content and available properties for better online visibility. This included work toward development of video content, updates to data and featured stories.
- Staff worked on ongoing development of social media initiatives and future content creation/scheduling.
- Staff worked on the development of written content including press releases.

**Upcoming Events:**

- ICSC Red River – January 31- February 2
- Project U- Burleson – February 20
- TEDC Winter Conference- San Antonio – February 21-23

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