

AGENDA REPORT

Meeting Date: August 20, 2025
Prepared By: Jason Greiner

Item Number: DS2

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.
- Staff is working with contractor to repair parking lot behind Ballard at Marble.
- 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 – Estimated Closing Date: 8-19-25
- Lot 2 of 544 Gateway: SCSD –Closing Date: Oct/Nov
- 25 Steel Road: Aktrian Holdings – Feasibility Exp: 10-12-25; Closing Date: 11-11-25
- Lot 5 of 544 Gateway: Lanspring Investments, LLC/Cates Control Systems – Feasibility Exp: 1-21-26; Closing Date: 2-20-26

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.
- Relocation of all overhead fiber-optic lines is now complete.
- TxDOT remobilization meeting was 8/13/2025. Tiseo will send the updated schedule, and the project has been restarted as of 8/18/2025.
- Tiseo met with Frontier onsite to discuss the relocation of a handhole in conflict with the work within the TxDOT ROW. Frontier will relocate the week of 8-18-25.
- Next project coordination meeting: TBD.

Downtown Parking and Drainage

- 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.
- KH created multiple Lot 6 concept plans.
- KH creating the 2nd Street lot concept plans.
- Next project coordination meeting: 8/21/25

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

- WEDC met with the City of Wylie to discuss drainage solutions.
- KH is preparing an IPO for the drainage infrastructure to serve future development of the SWC of Hooper and FM 544.

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

- KH has posted the project on CivCast. All bids are due 8/25/2025 at 5 pm.
- 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."
- Working with KH to 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.

Eubanks Easement/ROW Coordination

- KH preparing an IPO for the design of Eubanks from SH-78 to Brown Street.

FM 544 Corridor Master Plans

- KH working on concept plans.
- KH has begun drainage analysis for the 45-acre concept plans.

Atmos Gas Main Extension- N Hwy 78

- Atmos has sent the packet to MasTec along with a city permit and TxDOT permit. They will have a crew available to start on August 28th.

WEDC General Engineering

- KH preparing SH-78 Sidewalks IPO per direction from WEDC.
- KH preparing Jackson/Oak/Marble parking and striping improvements IPO.

BRE & Workforce Updates:

- Conducted two BRE visits with primary employers in July.
- Identified an at-risk business in need of escalated intervention. Escalated for further action.
- Participated in BIHANT Action Team sessions addressing workforce shortages in the Biotech/Healthcare industry.

- Began work processes transition training for BRE activities/programs.
- Continued planning activity for Fall programs, including the 2025 MFG Day program.
- Strategic follow-ups with local businesses implementing internships/practicum programs.

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 DW assets into the new Historic Downtown Wylie 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 attended the WISD New Teacher Luncheon (RH)
- Staff participated in BHIANT Zoom Sessions (CS, AW)
- Sales tax revenues for August are up 0.32%. YTD sales tax revenues are up 7.75%.

Committee Updates:

- Budget Committee/Board Members met to discuss an overview of the proposed FY26 Budget. (DD, HS)

Upcoming Events:

- Retail Live – September 4
- Wylie Championship Rodeo – September 12-13
- Manufacturing Day – October 2
- TEDC Sales Tax Training – October 17
- TEDC Annual Conference – October 29-31
- Texas Downtown Annual Conference – November 3-5

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