

**AGENDA REPORT**

<b>Meeting Date:</b>	<u>October 19, 2022</u>	<b>Item Number:</b>	<u>DS1</u>
<b>Prepared By:</b>	<u>Jason Greiner</u>	<b>Account Code:</b>	<u></u>
<b>Date Prepared:</b>	<u>10-13-22</u>	<b>Exhibits:</b>	<u>4</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 for this item.

**Discussion**

**WEDC Property Update:**

Property Management

- Staff is working with our property management team and legal regarding 104 S Ballard.
- Notice to vacate letters have been sent to the tenants leasing at 106 N Birmingham, 605 Commerce (200, 201, & 204), and 908 Kirby.

Property- UP Lot/N Keefer

- City Council approved the change of zoning for 401 N Keefer from Downtown Historic-Residential only to allow for commercial and/or residential uses on Feb 22; The UP Lot will have to go through the same process (at HRC, P&Z, & CC).
- WEDC closed on the UP property on September 30<sup>th</sup>.
- Request for zoning change to allow commercial on the west side of the RR tracks will be reviewed by HRC on October 27<sup>th</sup>.

Property- 200 W Brown

- Closing took place on 8-19-22.
- Due to a recent change in Zoning Ordinance, staff will now need to bring the subject of demolition of this structure to the Historic Review Commission on October 27<sup>th</sup>.
- If approved, staff anticipates Police & Fire Training in Dec or Jan with demolition prior to February 1<sup>st</sup>.

Downtown Parking: - *No Update, meeting request has been sent*

- The new site plan was initially reviewed with Engineering, but the biggest issue is detention & drainage.
- Downtown Thoroughfare and Drainage Studies may need to be completed prior to moving forward with construction.
- Staff is working with the UP representative to obtain the ILA for the City of Wylie.

- Ongoing coordination by KH with railroad to park in the excess ROW. Once Downtown master drainage study and thoroughfare plan are complete, KH to provide proposal to plan and design additional parking Downtown.

### **Engineering Report:**

#### Design & Engineering - FM 544/Cooper – Kimley Horn (KH)

- The initial design has been received and includes the proposed private fire lane, decel lane, wet utilities and storm sewer improvements.
- After plan review/feedback, KH will request a meeting with City Engineering and Planning to discuss any potential concerns that would affect platting/plan review process. Timeline/schedule will be determined after the meeting with the City.
- Staff will begin working on the Planned Development to accompany the Preliminary and Final Plat submittals.
- Completion Date: EOY

#### Water Line Relocation- State Hwy 78/Brown

- Dowager has installed the new pipe and completed the boring under Brown St..
- Staff has a project meeting next Wednesday to discuss the next steps and prepare for shut down. Dowager anticipates being able to shut down during the 3<sup>rd</sup> or 4<sup>th</sup> week of November.
- Excavation and removal of the old line would begin once the new line is up and operational.
- Completion Date: Dec, exact date is TBD.

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

- EC has contracted with Sunbelt Industrial Services to remove the contaminated soil and plug and abandon the remaining groundwater sampling wells. EC waiting on TCEQ's assignment of our new project manager prior to removing the soils. Once they clearly outline the process with the new project manager, EC will coordinate with Sunbelt to get start date and begin digging and hauling off the materials.
- Once these tasks are done, EC will be complete with all groundwork at the site unless TCEQ requests additional tasks, which is not believed to be likely.
- A Response Action Effectiveness Report (RAER) that details the remediation done at the site will be completed after soil removal and EC will apply for a certificate of closure. This timeline is dependent on how long TCEQ takes to review the APAR and RAER and if they request any additional work done at the site.
- Completion Date: EOY or early 2023

#### Flood Study- Hooper/Steel (KH)

- Cardinal flood study review is complete.
- Currently compiling recommendations on drainage/detentions improvements – expected to be complete this week.
- Next Steps: Review the recommendations and consider options

#### Flood Study, Tree Survey, Water & Sewer Extension - State Hwy 78/Alanis (KH)

- Ongoing coordination underway with the adjacent property owners on the proposed drainage and sanitary sewer easement.
- Ultimately need to decide whether or not to proceed with floodplain reclamation. Sanitary sewer service and water loop will be required regardless of what type of user develops on the property.
- Sanitary sewer design, water line design, easement staking and tree survey on hold until easement location is finalized.

**Upcoming Events:**

- City Council Apprenticeship Week Proclamation- Nov 8
- City Council Entrepreneur's Day/Month Proclamation- Nov 8
- City Council Small Business Saturday Proclamation- Nov 8
- Hiring Red, White, & You! Veterans Hiring Event – Nov 10
- Veteran's Day – Nov 11
- Raytheon Apprenticeship Signing Day- Nov 14
- Entrepreneur's Expo – Nov 15
- Collin Leadership Policy Summit – Nov 16
- Please see the attached Marketing Calendar for the full list of upcoming events

**WEDC Activities/Programs:**

- TEDC Sales Tax Workshop on September 16
- Legislative Dinner took place on September 22
- Chamber of Commerce Luncheon- State of WISD and Collin College took place on September 27
- MFG Day Proclamation took place on September 27
- BRE Updates:
  - 3 BRE visits were conducted this month.
  - MFG Day Kickoff & Community Event – October 7
  - MFG Day Tours – 5 Additional Tours Scheduled for the Remainder of the Month
  - Registered Apprenticeship Program has been completed and certified by DOL. Signing Ceremony planned for November 14<sup>th</sup> .
- Sales tax revenues for the month of September are up 6.08%
- Overall sales tax revenues for FY22 are up 10.54%
- Please see the attached quarterly social media reports.