
AGENDA REPORT

Meeting Date: June 19, 2024

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

- Utility disconnections in preparation for demolition are nearly complete for 305 S Ballard, 104 S Ballard, and 100 Oak. There will need to be remediation for asbestos found in the exterior glazing of the windows at 100 Oak. Demolition on all properties is pending. WFR utilized 305 S Ballard for training opportunities and the Oak location will be used by WFR and WPD in June.
- Staff has been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent.
- The Cross Church has requested use of WEDC property at Hwy 78/Brown for parking of carnival trailers from June 10th-18th.
- Properties were examined following the spring storms and removal of trees and limbs has been ongoing.

Real Estate

- In relation to the pending real estate transaction at Hwy 78 & Brown, McClure Partners Construction has set up a new LLC (Brown & 78 Lot 1, LLC). After discussion with legal, McClure Partners LLC will assign the Purchase and Sale Agreement to Brown & 78 Lot 1, LLC.

Listing Agreement – Segovia Partners (SP)

- SP has continued to market developable properties and has engaged with potential users/developers.
- SP worked on appointment coordination for ICSC.
- Staff will provide project updates as needed in Executive Session.

Downtown Parking:

- KH prepared additional exhibits for the railroad ROW.
- KH is waiting on the City of Wylie downtown project for the regional drainage solution.
- Staff will provide additional updates in Executive Session.

Downtown & SBO Property Concepts:

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

Engineering Report:

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

- A replat has been prepared to show final easements and is being coordinated with the City.
- Tiseo was onsite today (6/14), but construction will begin on 6/24

Design & Engineering - FM 544 Commercial – Special Planning Area (KH)

- Survey has been completed and KH is working on an exhibit for the RR.
- KH provided a concept showing a roadway alignment from 544 (aligned with Medical Plaza Drive) that extends through the City's 19-acre tract.
- Staff will provide any additional updates in Executive Session.

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

- The Affidavit and final survey have been completed and will be taken to TCEQ for final review prior to issuance of the Certificate of Closure.

State Hwy 78 TxDOT Improvements

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

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

- Project is out for bid and responses are due on 6/14 at 5:00 PM.
- Anticipate submitting the bid summary and recommendation for the Board's consideration at the 6/19 meeting.

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

- Drainage study with final recommendations will be submitted for Option 6 improvements.
- KH is working on the existing storm sewer analysis.
- KH provided an exhibit showing the two properties that are recommended to be purchased due to the size of the drainage easements for the proposed drainage infrastructure.
- KH preparing an IPO for the final design of the Option 6 improvements.

Hooper/Steel ROW Dedication

- KH will provide an exhibit showing the ROW that would need to be obtained/dedicated.

Security Court Fire Lane Exhibit

- KH prepared an exhibit showing the fire lane.
- Staff will coordinate with adjacent property owners.

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

- KH prepared an exhibit that shows ROW dedications/letter agreements to be obtained on the west side of the road as an alternative route should negotiations stall with property owners on the east side of Eubanks.
- WEDC is coordinating with property owners.
- KH to prepare easement (and potentially ROW) documents for the properties once the gas line route has been confirmed.

Jackson Avenue Development

- KH is coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage and “theme” of the development.
- Once 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

- Engineering for this project has been completed.
- City Council approved the 380 Agreement with Ferah Tex Med at the 3-26-24 Council Meeting.
- Ongoing work on easements is taking place.

40 Acre Tract (SEC of Eubanks/78) Concept Plan

- KH will provide additional concept layouts.
- Staff will provide any additional updates in Executive Session.

BRE & Workforce Updates:

- Conducted 2 BRE visits in May.
- Held 2 follow-up meetings with employers to address challenges and/or opportunities identified during BRE Visits including expansion plan discussions workforce development programs, and community involvement.
- Spoke at Texas Workforce Commission Workforce Forum about Workforce Resource Partners & Collaborative approaches to strengthening regional workforce programs.
- Participated in CTE Connect with Wylie ISD, Plano ISD & EDC, Allen ISD & EDC & businesses, Collin Technical College, WSNCT, and Women in Manufacturing to discuss workforce engagement and student engagement.
- Attended CTE Advisory Meeting and Internship Signing Event.
- Explored initial planning of Government Contracting workshop for businesses interested in Department of Defense (DOD) contracts.

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, property owners, and legal continue.
- Attended preconstruction meetings for both the FM 544 Gateway and Hwy 78 & Brown projects.
- Planned and attended the Wylie Entrepreneur Expo on May 1.
- Hosted Workforce Housing lunch & learn in Downtown Wylie with Day One Experts.
- Coordinated the facilitation of meetings and attended ICSC Las Vegas May 19-21.
- Performed additional reconfiguration of the website, data management, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Sales tax revenues for June are up 14.45%. YTD sales tax revenues are up 12.10%.

Upcoming Events:

- Chamber Luncheon: Leadership Wylie Class 20 Graduation – June 25
- WISD New Teacher Luncheon – July 23
- Wylie Championship Rodeo – September 6-7
- TEDC – ED Sales Tax Workshop – DFW – September 13

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