

STAFF REPORT

Date: July 15, 2026

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

N/A

Discussion**WEDC Property Update:****Recently Sold or Pending Real Estate Agreements**

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Staff is working with Walk-On's Sports Bistreaux to facilitate their Grand Opening Event, which is anticipated to be the first or second Monday in August (8-3 or 8-10).
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion: Early 2027.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion: Early 2027
- 8.27 ac/Wylie Square One – Closed: 6-2-26
- 1.017 ac/L.M.B. Partnership – Closed: 6-3-26
- 3.95 ac/Keles Group – Closed: 7-7-26

Engineering Report:***Current Goals & Objectives*****Active & Moving / Slowed or Paused / Inactive but Invested or Planning****Design & Engineering - Cooper Plaza - State Hwy 78 & Brown**

- RFQ/RFP for architectural design services responses required additional review and a second round of inquiries to achieve a like-for-like comparison. Item to be considered by WEDC Board on 7-15-26.

SH 78 Sidewalks

- KH submitted construction plans to TxDOT for review and approval. This project was sent out for bid and item to be considered by WEDC Board on 7-15-26.
- WEDC to coordinate Pedestrian Access and Temporary Grading easements with Church.

Downtown Parking / Jackson Ave Parking and Striping

- KH coordinating with franchise utilities for the relocation of multiple power poles.
- KH preparing civil construction plans and multiple parking option exhibits for Linke's BBQ.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received City construction plan review comments on 7/2 and is revising the plans for resubmittal.

FM 544 Corridor Master Plans

- KH finalizing concept plan and updated drainage design.

Sanden Boulevard Reconstruction

- KH initiated survey, Geotech, and environmental subconsultants.
- KH to begin design of roadway upon receipt of survey data.

Atmos Gas Main Extension- N Hwy 78

- Project has been completed. MasTec is making final road repairs prior to the final payment. A ROW permit now needs to be reissued before the repairs can be completed. Staff will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- Downstream assessment approved by the City on 6/10.
- Easement coordination and revised drainage design are ongoing.

Wylie Roadway OPCCs

- KH provided the Alanis and Hooper roadway OPCCs and exhibits.

Additional Roadway

- KH to prepare IPO.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon submitted a change order to include the SH 78 Sidewalks for Board consideration on 7-15-26.
- McMahon is constructing erosion control improvements on site.

Design & Engineering - 544 Gateway Addition

- KH/City/WEDC completed the second punch list walkthrough on 4/16. KH provided punch list items to City/Tiseo.
- Tiseo working on finalizing final punch list items.

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

- KH provided a recommended award letter for Canary Construction.
- A pre-con meeting can be scheduled once all easements are signed and filed.
- Contractor will need to coordinate with NTMWD on the shutdown for the tie-in.

Jackson Avenue Development

- Work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Overall development project on hold until KH has architectural designs. Once the drainage solution is finalized, 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.

Additional Initiatives Identified

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Keefer Street Infrastructure

- KH to prepare IPO.

BRE & Workforce Updates:

- Attended two Collin College Committee of 100: Master Plan Steering Committee Meetings in Allen. (CS)
- Two BRE meetings were conducted in June.
- Participated in Workforce Solutions Target Occupations List – Industry Webinar.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RH, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff attended Wylie Area Chamber Women's Conference (RH, MB, VS)
- Staff attended TEDC Mid-Year Conference (JG, RH, CS)
- Staff attended the Grand Opening for Jericho Village (JG, RH, CS, VS)
- Sales tax revenues for July are up 0.11% and up 0.44% for the year.

Upcoming Events:

- WEDC Budget Work Session with City Council- July 14
- Wylie Area Chamber 50th Anniversary Breakfast- July 28
- Final Budget Work Session with City Council – July 28
- Chamber's Annual Non-Profit Luncheon – August 25
- Retail Live – September 2
- Wylie Championship Rodeo – September 11-12
- Hope Under the Stars – October 24

Quarterly Social Media, TDLR, and CoStar reports have been attached for your review.

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