

STAFF REPORT

Date: February 18, 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. Anticipated completion date: Spring 2026
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 09-23-25. Anticipated completion date: Mid/Late 2026
- 544 Gateway/Lot 2: SCSD – Current Status: Final Engineering Review. Closing Date: TBD
- 3.66-acre tract/JD & JM Enterprises, L.P. (Dempsey); This property was acquired on 12-17-25.

Listing Agreement – Segovia Partners (SP)

- The one remaining pad site is 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).

- Tiseo is finalizing John Yeager Way paving and cleaning up the site for final inspections.
- Projected Completion Date: 2-28-26
- KH to prepare record drawings and as-builts upon completion.
- KH sent updated Lot 3 parking lot concept plan to WEDC for review.
- KH sent IPO for construction plans for parking lot. Board review 2-18-26.

FM 544 Corridor Master Plans

- KH provided the Phase 1 concept plan to the WEDC for review.
- KH to update concept plans and create OPCC based on updated pond locations and phasing options.

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

- Staff have executed the agreement and continued discussions and coordination with the pond maintenance contractor.
- Record drawings have been completed.

- As-built information for the detention pond outlet structure was confirmed to meet general conformance with the construction plans. WEDC requested an as-built topo survey for the exposed soil internal to the retention pond to confirm elevations.
- Lot 7 information was provided to City of Wylie for TML insurance purposes.
- The NTMWD vault adjustment coordination project has been completed; pending installation of necessary ground cover.
- Continual work through final punch-list items.

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

- KH reviewed the Hooper TIA and the Site Plan/Preliminary Engineering plans and provided comments to the City of Wylie on 12/22/2025.
- KH provided input on the Hooper Road section on 1/27/2026.
- KH, LJA, TexStone, and Staff attended the TxDOT meeting outlining the next steps.
- KH reviewing and providing input on the drainage analysis from LJA.
- KH to perform downstream assessment once the design of the final stormwater improvements are finalized.

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

- Project on hold, but 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.
- Once the 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. An 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.

Atmos Gas Main Extension- N Hwy 78

- Construction has begun on the project, with anticipated completion by 4-17-26.

SH 78 Sidewalks

- KH submitted preliminary construction plans to City for review on 12/23/2025.
- Follow up status of review with the City of Wylie on 2/2/2026.
- KH coordinating with North Texas Surveying for easement exhibits.

Downtown Parking / Jackson Ave Parking and Striping

- KH to revise parking layout and extents based on recent discussion with WEDC and send an updated exhibit to WEDC for review and approval.
- KH to begin preparing construction plans once the WEDC reviews and approves the exhibit.

Sanden Easement/ROW Coordination

- KH to prepare an IPO for widening from FM 544 to Hwy 78.

BRE & Workforce Updates:

- One BRE visit was conducted in January.
- Working with WSNCT to petition workforce board on behalf of local employer’s Incumbent Worker Training Fund submission for workforce training assistance.
- Supported grant development for Wylie ISD CTE summer grant to implement SETH project water operator certifications for graduating seniors.

- Participated in TEDC BRE Webinar.
- Identified one expansion project through BRE outreach.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- The Services Agreement with Granicus/Simpleview has been executed for Discover Wylie website redesign services.
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Christy Stewart has been promoted and is now our Economic Development Coordinator.
- The Office Manager position has been posted, with applications being accepted until mid-February.
- Staff attended the Chamber's 5:01 Mixer (JG, CS)
- Staff participated in TEDC Webinar – BRE (JG, AW, CS)
- Staff attended Planning Session for Future Leadership Conference (JG, RH)
- Staff attended Leadership Wylie – Collin County (CS)
- Sales tax revenues for February are down 8.36% and down 1.89% for the year.

Upcoming Events:

- TEDC Winter Conference – February 25-27 – El Paso
- WISD Business Symposium – March 11
- 5 Loaves Galas – March 20 **RSVP Required*
- State of the City Luncheon – March 24 **RSVP Required*
- WEDC Annual Report to Council – March 24
- WISD Boots 'N Barbecue – March 28 **RSVP Required*
- ICSC Las Vegas – May 18-20 – Las Vegas

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