

AGENDA REPORT

Meeting Date:	<u>January 18, 2023</u>	Item Number:	<u>DS2</u>
Prepared By:	<u>Jason Greiner</u>	Account Code:	<u></u>
Date Prepared:	<u>January 13, 2023</u>	Exhibits:	<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

- Notice to vacate letters have been sent to the tenants leasing at 106 N Birmingham, 605 Commerce (200, 201, & 204), and 908 Kirby, with a deadline of 2-3-23. Staff has continued to provide communication to tenants throughout this process.

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 30th.
- Request for zoning change to allow commercial on the west side of the RR tracks was reviewed by HRC on 11-17-22 and P&Z on 12-6-22. Final approval by City Council took place on 1-10-23.

Property- 200 W Brown

- Closing took place on 8-19-22.
- Demolition of this structure was approved by the Historic Review Commission Due on November 17th.
- Wylie Police utilized the structure for training purposes.
- Demolition is anticipated to be completed prior to 2-1-23.

Downtown Parking:

- Meeting held 1/17/23 to discuss work completed to date on the drainage study.
- Potential to add a regional drainage solution into the scope for the Downtown Parking project.
- Kimley-Horn to finalize scope of project and provide an updated IPO after the meeting with City.

Engineering Report:

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

- Zoning update and Preliminary/Final Plat submitted 1/10/23 – awaiting City comments.
- Plan production on infrastructure improvements is underway and includes a 24' private fire lane with public utilities in an easement.
- Plans will be submitted to the City and TxDOT for review.
- Completion Date: early 2023

Water Line Relocation- State Hwy 78/Brown – Dowager Construction

- Project will be completed within the week.

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

- EC has received testing results which confirmed that all contaminated soil above commercial limits has been removed from the site. The excavated soil is still stored on-site.
- EC is preparing the response to TCEQ comments on the APAR and will also submit the Response Action Completion report detailing the soil removal done at the site. Reports are anticipated to be completed by the end of January.
- Only onsite work remaining is to plug and abandon the remaining groundwater monitoring wells and complete a survey of where soil was removed to commercial limits.
- Completion Date: EOY or early 2023

ROW - State Hwy 78/Brown – Kimley Horn (KH)

- ROW exhibits showing 3 options were submitted 12/2022.
- Meeting held 1/17/23 to discuss with City and Juan Vasquez.

Planned Development- Cooper Plaza - State Hwy 78 & Brown

- Public Hearing for the proposed zoning change from Commercial Corridor to Planned Development- Commercial Corridor took place on 11-15-22 at P&Z and 12-13-22 at City Council.
- City Council approved the PD with the following amendments: remove by-right for restaurants with drive-in or drive-thru service, change Lot 6 to Lots 2-6, and require the elevation/site plans to come back before Council.

Flood Study- Hooper/Steel (KH)

- IPO for updated drainage study is being prepared and will be submitted this week.

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

- Ongoing coordination underway with NTMWD and the adjacent property owners on the proposed drainage and sanitary sewer easement.
- Construction plans for water line and sanitary sewer line will be submitted to the City and NTMWD (expected 1/20/23 pending receipt of ARCO/Stealth Finishing wastewater usage numbers).
- Tree inventory completed and provided to ARCO.

BRE Updates:

- Staff conducted one BRE visit.
- Wylie ISD CTE Advisory Meeting: Electrical pathway was adopted by Wylie ISD and work has begun to identify the pre-apprenticeship/dual-credit classes for the electrical trade. Introductory courses were accepted into the curriculum, and they will enroll students for the 2023/2024 school year.
- Wylie Made Christmas Basket: The basket contained items from 8 entities: Carmie's Kitchen, Coventry Reserve, City of Wylie's Small Business Center, Dallas Caramel, Deanan Gourmet Popcorn, The Blend, Panaderia de la Esperanza, and Wylie ISD Café 544.

- Holiday Gift Guide: The program ran through December and was well received by merchants. Engagement was high and drove traffic through to businesses.

WEDC Activities/Programs in Review:

- TWC Conference- Nov 30-Jan 2- aw
- Collin County Business Alliance Luncheon- Dec 1- jg/rh
- Chamber of Commerce Gala- Dec 1- jg/aw/mb
- P&Z- Zoning Change: Keefer – Dec 6- jg
- Leadership Wylie: County Gov't- Dec 8- rh
- Wylie CTE Advisory Meeting- Dec 13- aw
- Wylie Made Christmas Basket Distribution- Dec 16- jg/aw/rh
- Sales tax revenues for the month of January are up 12.93%.

Upcoming Events:

- ICSC Red River- January 18-20
- Wylie Days in Austin- February 6-7
- Please see the attached Marketing Calendar for the full list of upcoming events.