
AGENDA REPORT

Meeting Date: September 18, 2024

Item Number: DS3

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

- Grading and installation of hydromulch at 104 S Ballard and 100 W Oak have been completed. Irrigation is ongoing to establish the grass.
- Staff have been in communication with the former tenant of 106 N Birmingham, 605 Commerce/Suite 200, and 908 Kirby regarding payment of past due rent and anticipates an additional payment next month.
- Staff have been in communication with mowing services regarding overgrown lots and ongoing maintenance of lots.

Listing Agreement – Segovia Partners (SP)

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

Downtown Parking & Drainage:

- The survey documentation that Union Pacific has requested has been provided.
- KH prepared an exhibit that shows potential fence locations along the UPRR ROW.
- KH waiting on the City of Wylie downtown project for the regional drainage solution.

Engineering Report:

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

- Project is under construction with KH providing construction management as-needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC. Next project coordination meeting will take place 9-19-24.
- A replat has been prepared to show final easements and is being coordinated with the City.
- Tiseo to submit change order for sanitary sewer revisions.

- Ongoing issue with Frontier regarding a duct bank that conflicts with the construction plans. We are currently waiting for TxDOT permitting and materials from Frontier. Tiseo has made every effort to complete the work but will now have to demobilize until the conflict has been resolved.
- Due to the conflict, Tiseo has submitted a request to freeze time on this project until the duct bank can be relocated. Staff/KH will review the request and will get confirmation from Tiseo regarding the timing of the remobilization, etc.

Design & Engineering - FM 544 Commercial – Special Planning Area

- KH to prepare an updated IPO for the Flood Study on the City's 19 AC site and FY25 project coordination.
- Staff will provide any additional updates in Executive Session.

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

- We have received the final letter from TCEQ verifying that they have received the required proof of filing of the VCP Certificate of Completion. With this letter, we have fully satisfied the TCEQ requirements for this property.

State Hwy 78 TxDOT Improvements

- Project is currently under construction with KH providing construction management as needed.
- The contractor poured two decel lanes on August 27th. Marble Street decel lanes and approach was poured on September 10th. The two medians should be completed by September 25th. (Message boards and text message updates via Nixle were implemented for the closing of Marble.)

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

- The City is reviewing first round of submittals.
- Project is under construction with KH providing construction management as-needed. Ongoing bi-weekly coordination meetings are being held with the City, contractor, KH and WEDC. Next project coordination meeting will take place 9-19-24.
- McMahon to submit RFIs for changes to storm manhole sizing and bollard clarification.

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

- Drainage study with final recommendations for Option 6 improvements was received from KH.
- KH is working on the existing storm sewer analysis.
- KH preparing an IPO for the final design of the Option 6 improvements for FY 25.
- KH to submit concept plan for max buildable acreage on SWC of Hooper and Steel Road this week.

Hooper/Steel ROW Dedication

- KH provided 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 the 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. 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

- Ongoing work on the abandonment of the former easements is still taking place. Staff met with the property owner, engineering team, and Atmos to discuss next steps for abandonment.
- Survey documents were sent to Atmos and we have received a preliminary document. Will need to schedule a follow-up meeting for additional clarity.

BRE & Workforce Updates:

- Conducted 1 BRE visit in July.
- Worked with TMAC and regional partners to develop an educational webinar program for the Utility Tax Rebate and OSHA audit support program.
- Coordinated with the Chamber and WSNCT on a regional workforce conference on October 3rd.
- Met with Regional BRE representatives to adopt best practices and develop regional collaboration.
- Confirmed MFG Day participation from 14 local employers for student engagement tours.
- Confirmed 4 Community Tours for MFG Day.

Additional WEDC Activities/Programs in Review:

- BRE Director Angel Wygant celebrated 10 years with Wylie EDC. Congratulations to Angel!
- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Ongoing meetings and discussions with real estate developers, contractors, property owners, and legal continue.
- Performed additional reconfiguration of the website, data management and organization, media archives, and development of marketing materials.
- Worked with legal regarding ongoing real estate projects and performance agreements.
- Scheduled and attended ICAN EDC Day programming. This included a presentation, bus tour, and facility tours at Deanan Gourmet Popcorn and Glen Echo Brewing.
- Attended Team Texas Economic Summit – Rockwall, TX.
- Attended Retail Live – Austin, TX.
- Attended Retail and Industrial Interface DFW North Texas Conferences – Dallas, TX.
- Attended CEDA – Austin, TX.
- Sales tax revenues for September are up 9.87%. YTD sales tax revenues are up 9.66%.

Upcoming Events:

- 2024 Annual State of Education Chamber Luncheon – September 24
- Wylie City Council/MFG Day Reception & Proclamation – September 24
- Legislative Dinner – September 26
- TEDC – ED Sales Tax Workshop – DFW – September 27 (Ft Worth)
- MFG Day Kickoff Event – October 3
- TEDC Annual Conference – October 23-24

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