

STAFF REPORT

Date: June 17, 2026 **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

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.
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion date: Early 2027.
- 544 Gateway/Lot 2: SCSO – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion date: 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 – Inspection Period Extended 30 days, now Exp: 7-10-26; Closing Date By: 8-9-26

Engineering Report:

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

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

- RFQ/RFP for architectural design services was issued, with a 5-8-26 delivery date. 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 6-12-26.

SH 78 Sidewalks

- KH submitted construction plans to TxDOT for review and approval. This project is out for bids.
- 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 is submitting civil construction plans to the City of Wylie this week.

FM 544 Corridor Master Plans

- KH finalizing concept plan and updated drainage design.

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

- KH reviewing and providing input on the drainage analysis from LJA. KH has sent revised downstream assessment to City for review.
- Easement coordination ongoing.

Atmos Gas Main Extension- N Hwy 78

- Project has been completed. MasTec is making final road repairs prior to the final payment. Staff will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

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 is working on ordering material and tentatively has the erosion control work scheduled for the first week of July.
- McMahon is working on a change order to include the SH 78 Sidewalks.

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.

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.

Sanden Easement/ROW Coordination

- KH finalized IPO. The item was approved by the WEDC Board on 5-13-26 and submitted to KH.

Keefer Street Infrastructure

- KH to prepare IPO.

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.

BRE & Workforce Updates:

- Attended two Collin College Committee of 100: Master Plan Steering Committee Meetings in McKinney. (CS)

- Attended NTMWD tour along with Wylie High, Wylie East High, and Wylie Prep counselors to help promote and educate the SETH Program. (JG, RH, AW, CS)
- Participated in Wylie ISD's CTE Internship Signing Day & Advisory Meeting. Helm Dental Laboratory signed two interns. (AW, CS)
- Participated in 'Solution Series, Open Doors, Open Futures: Inside Successful MFG Day Events' Webinar. (CS)
- Facilitated and attended a meeting with State Representative Candy Noble and Helm Dental Laboratory to discuss Patient Bill of Rights. (AW, CS)
- Facilitated and attended a meeting with Wylie ISD CTE to prepare for 2026 MFG Day Events. (JG, RH, AW, CS)
- Continued BRE Succession planning/training activities.

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, RG, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Staff and Board attended Taste of Wylie (HS, DD, RH, AW, MB, CS, VS)
- Staff attended Entrepreneurship-Led Economic Development Webinar (JG, MB, CS)
- Staff attended North Texas Municipal Water District Tour (JG, RH, AW, CS)
- Staff attended the final Leadership Wylie session (CS)
- Board and Staff attended ICSC Las Vegas (MP, BP, HS, MW, JG, RH)
- Staff attended Collin County Accelerator Session (MB, CS)
- Board and Staff attended Chamber Luncheon – Leadership Wylie Graduation (DD, JG, RH, AW, MB, CS, VS) Congratulations to Christy Stewart on graduation and selection to serve as liaison for Class 23.
- Staff facilitated/attended Angel Wygant's Retirement Reception (HS, DD, JG, RH, CS, MB, VS) Congratulations to Angel Wygant on her retirement. We appreciate her years of service to WEDC.
- Staff and Board attended Specialty Grocer Groundbreaking (BB, HS, JG, RH, AW, CS)
- Sales tax revenues for June are down 1.10% and up 0.48% for the year.

Upcoming Events:

- TEDC Mid-Year Conference – June 17-19
- Juneteenth Holiday: WEDC Offices Closed – June 19 (Staff Attending TEDC Conference)
- Board and Commission Outgoing Reception/Swear-In/Joint ES with City Council – June 23
- Jericho Village Ribbon Cutting – June 25
- The Great Catsby In-Sync Exotics Gala – June 27
- Budget Work Session with City Council – July 14
- Final Budget Work Session with City Council – July 28
- Wylie Championship Rodeo – September 11-12

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