

Minutes
Wylie Economic Development Corporation
Board of Directors Joint Work Session with
The Wylie City Council

Tuesday, December 8, 2015 – Immediately following the
Regular Business of the Wylie City Council
Wylie Municipal Complex - Building #100
Council Chambers/Council Conference Room
300 Country Club Road - Wylie, Texas 75098

CALL TO ORDER

Announce the presence of a Quorum

President Marvin Fuller called the meeting to order at 6:27 p.m. Board Members present were Mitch Herzog, John Yeager, Demond Dawkins and Todd Wintters.

WEDC staff present was Executive Director Sam Satterwhite and Sr. Assistant Angel Wygant.

CITIZEN PARTICIPATION

With no Citizen Participation, Mr. Fuller proceeded to Action Items.

JOINT WORK SESSIONS

ITEM NO. 1 - Hold a Joint Work Session with the Wylie City Council to discuss issues surrounding the establishment of a Municipal Setting Designation for property owned by the Wylie Economic Development Corporation located at 605 Commerce Drive.

Staff explained that the WEDC had been working with W&M Environmental (W&M) to perform environmental assessments and to advise and conduct remediation of any contaminants found on property located at 605 Commerce Drive. The property was adversely impacted by a dry cleaning business in the early 1990's by the improper storage and utilization of dry cleaning solvents. It was summarized that the WEDC had enrolled in the Texas Commission on Environmental Quality (TCEQ) Voluntary Clean Up Program (VCP) and that W&M has identified the creation of a Municipal Setting Designation (MSD) as an opportunity to put the property back in production under a State program which offers a more cost effect remediation option.

Staff introduced Mr. Frank Clark, Senior Analyst with W&M Environmental who presented issues surrounding the MSD program. Mr. Clark indicated that MSD's create a process by which deed restrictions are put in place on a specific property under which drinking water cannot be utilized. Being that most water within the City of Wylie is treated by the North Texas

Municipal Water District this is not an onerous requirement. Under the MSD process there can be significant complications should there be operational water wells within a certain distance from the impacted area. However, State records reflect that only one well has been identified in the area and it is the opinion of W&M that this well has not been active for some time.

Following the presentation, the Wylie City Council directed City and WEDC staff to proceed with the necessary steps to apply MSD status to the property located at 605 Commerce Drive. Staff indicated that an Ordinance would be presented to Council in the near future.

ITEM NO. 2 - Hold a Joint Work Session with the Wylie City Council to discuss the redevelopment of ±1.04 acre owned by the Wylie Economic Development Corporation located on Jackson Street between Oak & Marble.

Staff reminded the Board and the Wylie City Council that with the purchase of the Bart Peddicord Center and the City parking lot last December, the WEDC now owns an approximate one acre tract with the boundaries of Marble Street to the North, Jackson to the west, Oak to the south, and the Ballard Street alley to the east.

Kelly McCarthy, President of McCarthy & Associates Architecture presented three concepts for possible development of the property. Each concept identified a multi-story building with office/retail space on the first floor and multi-family lofts on an additional 2-3 stories. On-site parking options would include dedicated spaces on the second and third story as well as head in parking on Jackson, Oak, and Marble. Additional parking and a service lane would be underneath and to the rear of the structure.

McCarthy indicated that the concepts were not created to show a final design, but more so to identify commercial and residential capacity and potential parking deficiencies.

Following the presentation, Council and WEDC Board members discussed the need to ensure that the historical feel of downtown Wylie be preserved and emphasized that any development should be beneficial to and involve input from legacy businesses in downtown Wylie and the Merchants Association. Staff agreed and reiterated that this project was in the beginning stages and there are numerous challenges still to be addressed including traffic flow, height restrictions, emergency access, overhead utilities, and interest by the development community.

Mindy Manson suggested that because of the impact this project will have to our downtown, it may be prudent to send out an RFQ to planning firms experienced with the above identified issues. Council and the WEDC Board directed staff to proceed with the planning process and include the downtown stakeholders as soon as possible.

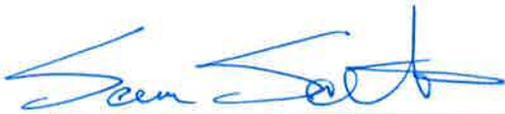
ADJOURNMENT

With no further business, President Fuller adjourned the WEDC Board meeting at 7:32 p.m.



Marvin Fuller, President

ATTEST:



Samuel Satterwhite, Director