

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

APRIL 24, 2014

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on April 24, 2014 at 8:00 a.m.

Board members present: George Fuller, Colleen Smith, Michael Puhl, David Clarke, Kurt Kuehn, and David Myers. Board member Scott Elliott was absent.

Staff present: Executive Director Cindy Schneible, Administrative Assistant Connie Gibson, and Director of Marketing Cayti Stein.

There were several guests present.

**14-404** Minutes of the McKinney Community Development Corporation board meeting of March 27, 2014. Michael Puhl made a motion to approve the minutes. The motion was seconded by Colleen Smith. The motion was voted on and passed.

**14-405** Financial Report. Executive Director Cindy Schneible provided the monthly financial report. The fiscal year is fifty percent complete and revenue is slightly ahead of budget at this point, with operational and project expenditures under budget. Sales tax receipts for the month of March were \$618,914 which is 2.3% ahead of March, 2013. For the year, sales tax collections are 1% behind 2013 year-to-date revenue.

Checks Issued. Mrs. Schneible noted the Brown & Hofmeister legal fees are higher than they have been in past months because of the document preparation required for the PSA McKinney project.

**14-406** Board and Liaison Updates

### Chamber of Commerce

- A committee has been formed, chaired by Sara Thomas, to create a position description and lead the search for a new Chamber President.
- A Transportation Town Hall is scheduled for April 30<sup>th</sup> at Collin Higher Education Center. The Town Hall will be hosted by Representative Scott Sanford.
- The Government Legislative Issues committee met recently and heard updates from McKinney Deputy City Managers.
- The "Buy Local" Spring Thing has been launched.
- The Chamber will provide napkins, promoting "Buy Local" to all the event vendors during the May 23<sup>rd</sup> "Bike the Bricks" event.
- The Competitive Edge series has been rescheduled for April 29<sup>th</sup>.

- The next Young Professionals meeting is May 8<sup>th</sup>. Five Chamber YP groups will join together for the Brew and Wine Tasting event.

#### City of McKinney

- A presentation by the North Texas Municipal Water District was provided to City Council at the April 14<sup>th</sup> work session. North Texas needs approximately five inches of rain within the next 60 days to avoid moving to Stage 4 water restrictions.

#### Main Street & MPAC

- High Noon on the Square continues every Friday through May. Steel drum music will be featured Friday, April 25<sup>th</sup>.
- A juried art show will be held May 3<sup>rd</sup> in the Gallery at MPAC.
- A Cinco de Mayo event will be held May 4<sup>th</sup>. The event is being hosted and organized by downtown restaurant Bien Salsa.
- The April 25<sup>th</sup> issue of Dallas Morning News Guide will have an article featuring things to do in downtown McKinney.
- The Singapore Slingers – a retro jazz band - will perform May 2<sup>nd</sup> and will feature a costume contest and a display of Model “A” cars parked in front of MPAC.
- “Bike the Bricks” the largest cycling race in Texas is scheduled for May 23<sup>rd</sup>. In addition to the featured races, the event will feature food trucks; a kid’s cycling obstacle course and craft beer.

#### McKinney Convention & Visitor's Bureau

- May 3-11 is National Tourism Week. Scheduled MCVB promotions during the week include: a scavenger hunt downtown and an appreciation day for first responders.
- Munzee, a company based in McKinney that creates QR codes, is working with MCVB to put together a scavenger hunt downtown during Oktoberfest.
- 124 hotel rooms were booked in March with MCVB assistance.
- MCVB staff recorded 277 walk-ins to the MCVB office this past month.
- Staff will be attending the “Keels and Wheels” tradeshow in Seabrook this next month.

#### McKinney Economic Development Corporation

- MEDC staff has been focused on negotiations related to several large projects. Announcements are expected over the next few weeks including one at the April 28<sup>th</sup> City Council Work Session.
- MEDC board and staff, City Council, and City Manager’s office have formed a committee to begin negotiating a master development agreement on the 58 acres owned by MEDC at the Gateway site.
- McKinney has been eliminated from several project proposals lately because of a shortage of office space.

#### McKinney National Airport

- Activity and traffic has increased at the airport.
- Several companies are looking at space to lease at the airport.
- The lobby redesign is almost complete.

#### Parks, Recreation & Open Spaces

- Latera was chosen as the design consultant for Bonnie Wenk Park phase II. City Council approved the design contract on April 15<sup>th</sup>.

- The park next to Scott elementary (Frisco ISD) is under construction and should be completed before the start of the school year next fall. PROS is waiting for the land to be deeded over to the city.
- An extra fifty acres has been acquired for Gray Branch Park. The master plan will be updated with the expansion.
- The stage that was purchased by MCDC was used at the Easter Eggstravaganza. The event was held at the ball fields at Craig Ranch. Over 6,000 people attended the event.

**14-407** Marketing Director's Report

- MCDC staff set up an information booth at the Tucker Hill Spring Fling. More than 150 residents attended the event.
- "Strikes Against Cancer" founder Geordon Cox has been named Fox-Sports Chevy Hometown Kid of the Week.
- MCDC partnered with MEDC, MCVB and City of McKinney to purchase advertising on 30 kiosks throughout Uptown and Highland Park. Twenty-one of the 30 kiosk ads are still being displayed.
- MCDC has purchase ad space in the McKinney Courier Gazette "Smiles Charity" section of the paper and also the special section that is being created for "Bike the Bricks."

**14-408** Executive Director's Report

- Pictures of the PSA McKinney project construction were shared with the board.
- The aquatic and fitness center steering committee members participated in a design workshop to review potential facility components and orientation to the site in Gabe Nesbitt Park.
- The aquatic center construction schedule was reviewed with the board.
- Mayor Loughmiller published a column for the NeighborsGo section of the Dallas Morning News recently that featured information about recreation facilities to enjoy in McKinney. The column shared information about the partnerships between MCDC and the City and projects currently underway including PSA McKinney and the aquatic facility.
- A creative firm, Kharmik Advertising, has been retained for the "My McKinney - Buy Local" campaign.
- Wednesday, April 30<sup>th</sup> is the deadline to submit MCDC project grant applications.
- The deadline to apply for a city of McKinney board or commission is June 27<sup>th</sup>.

**14-409** Consider/Discuss/Act on a recommendation to City Council for selection of a firm to serve as construction manager at risk and provide preconstruction and construction services related to the McKinney Aquatics and Fitness Center at Gabe Nesbitt Park. Michael Puhl made a motion to recommend the selection of Manhattan Construction as construction manager at risk. Kurt Kuehn seconded the motion. The motion was voted on and passed.

George Fuller called the meeting into Executive Session at 8:39 a.m. per Texas Government Code: Section 551.071(2) - Consultations with attorney on any work session, special session, or regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) Section 551.074 - Discuss personnel matters Section 551.087 Deliberation regarding economic development matters.

The meeting was called into Open Session at 9:05 a.m.

Colleen Smith made a motion to approve the Executive Director's performance review. The motion was seconded by David Myers and voted on. The motion passed.

Colleen Smith made a motion to approve a salary increase as discussed in Executive Session, which was seconded by Dave Clarke. Michael Puhl commented that Cindy Schneible has done a great job, with a great attitude, and brings a lot of positive to the position. The motion was voted on and passed.

Dave Clarke commented that he and his family had visited the new restaurant "Harrys at the Harbor" and loved it. He highly recommended it.

George Fuller reported that Bret Michaels would be the featured performer at the Smiles Charity concert.

Michael Puhl made a motion, seconded by Dave Clarke, to adjourn the meeting. The motion was voted on and passed.

The meeting was adjourned at 9:15 a.m.

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GEORGE FULLER  
Chairman