

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 19, 2017

The McKinney Community Development Corporation met in regular session at the John and Judy Gay Library, 6861 Eldorado Parkway, McKinney, Texas, on October 19, 2017 at 8:00 a.m.

Board members Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Hamilton Doak, Treasurer David Myers, Jackie Brewer and Rick Glew. Absent: Michelle Gamble

City Council members Present: Councilman Chuck Branch and Councilwoman Tracy Rath

Staff Present: President Cindy Schneible

City Staff Present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Director of Parks and Recreation Michael Kowski, Assistant Director of Parks and Recreation Ryan Mullins, Chief Financial Officer Mark Holloway, Senior Financial Analyst Eric Corder, MCVB Sales Manager Vanesa Rhodes, City Secretary Sandy Hart, Video Production Technician Joey Barr, Temporary Administrative Assistant Sterrett Coleman and MEDC Operations and Compliance Administrator Sheri Van Slycke.

There were nine guests present.

Chairman Kuehn called the meeting to order at 8:00 a.m. after determining a quorum was present. Chairman Kuehn called for the Oaths of Office.

17-1010 City Secretary Sandy Hart administered the Oaths of Office.

17-1011 Chairman Kuehn called for the Election of Officers. Board member Myers nominated Mr. Kuehn for the position of Chairman. Board members elected Mr. Kuehn as Chairman, by a vote of 6-0. Chairman Kuehn called for nominations for Vice Chair. Board member Doak nominated Mr. Clarke. Board members elected Mr. Clarke as Vice Chair, by a vote of 6-0. Chairman Kuehn called for nominations for Secretary. Board member Glew nominated Mr. Doak for Secretary. Board members elected Mr. Doak as Secretary, by a vote of 6-0. Chairman Kuehn called

for nominations for Treasurer. Chairman Kuehn nominated Mr. Myers. Board members elected Mr. Myers as Treasurer, by a vote of 6-0.

17-1012 Chairman Kuehn called for the Minutes of the McKinney Community Development Corporation Meeting of September 28, 2017. Board members, approved, by a vote of 6-0, the motion by Treasurer Myers, seconded by Vice Chairman Clarke, to approve the minutes.

17-1013 Chairman Kuehn called for the September Financial Report. Chief Financial Officer Mark Holloway reported revenue is below budget YTD by -1.46%. An end of year budget adjustment was completed in September to bring FY17 revenues in line with current year actuals. Sales tax figures came in 9.3% above last year's collection through September. Expenditures are below budget in total. The expenditures are currently less than 40% of the total budget. There were no notable expenditures outside of normal operations for the month. The project expenditure for September was for North Collin County Habitat for Humanity, \$13,060.

17-1014 Chairman Kuehn called for Board and Liaison Updates.

City of McKinney - City Manager Paul Grimes reported the Dallas Regional Chamber is serving as the clearinghouse for the proposals to Amazon for their H2 site selection and that The City of McKinney's proposal had been submitted confidentially along with many other North Texas cities. Congratulations to Donnie Williams, one of McKinney's motorcycle police officers of whom won the Gulf Coast Police Motorcycle Skills Championship. Additional congratulations to McKinney's SWAT Competition Team for finishing in First Place overall during the Texas Tactical Police Officers Association's (TTPOA) yearly competition in Waco. Mr. Grimes continued that City Council continues deliberations on the proposed annexation of six square miles and just recently held the second of three required public hearings. The final public hearing is October 25th and the vote will be held on November 15th.

McKinney Convention and Visitors Bureau - MCVB Sales Manager Vanesa Rhodes reported the MCVB assisted in securing over 900 room nights, which resulted in a little over \$100,000. MCVB hosted nine weddings, two corporate events, three social events, and one association event. The association MCVB assisted was the Farm and Ranchers Freedom Alliance from whom the MCVB received rave reviews from the organizers and the attendees. MCVB received coverage in Travel Host Magazine at no charge. MCVB Board approved \$20,000 to the budget to allocate for grants. The criteria to be considered for a grant includes advertising/promotion of events or projects that will encourage tourism dollars in McKinney. Available funds are \$10,000 per grant cycle. Deadlines to apply for each grant cycle are November 10th, with funds awarded on January 22nd, and February 2nd, with funds awarded on March 27th.

McKinney Economic Development Corporation – President Schneible shared on behalf of MEDC President Darrell Auterson that the Southgate McKinney Master Development Agreement with KDC has been approved by the MEDC Board and will be presented to City Council as well as the MCDC Board for ratification at the November meetings.

MPAC/Main Street - President Schneible shared on behalf of MPAC/Main Street Director Amy Rosenthal the following updates. As a reminder, please vote daily at voteyourmainstreet.org to help Main Street McKinney secure \$150,000 in grant funding to “Polish Our Gem” and help maintain the McKinney Performing Arts Center. The annual Scare on the Square welcomes trick-or-treaters in Historic Downtown McKinney on Halloween from 4-7pm.

Parks and Recreation - Director of Parks and Recreation Michael Kowski reported City Council approved adding a skywalk bridge to the All-Abilities Playground at Bonnie Wenk, the Field Enhancement Program across many city parks, as well as adding drinking fountains and

pavilions. CDC Board had allocated \$2 million for Finch Park improvements which will be used to add a pavilion. The Texas Recreation and Park Society (TRAPS) North Region awarded the Parks and Recreation Department the Communications Award for its social media campaign to promote the new Parks Bingo Program. In addition, The Apex Centre won the Recreation Facility Design Excellence Award which recognizes a recreation facility project for displaying a high degree of professional design quality, innovation and originality. The Parks, Recreation and Open Space Advisory Board met on October 12th and elected Kip Dixon as Chairman, and Melanie Butler as Vice Chairman. Mr. Kowski extended his appreciation to Secretary Doak for his leadership and contribution to the Advisory Board.

17-1015 Chairman Kuehn called for the President's Report. President Schneible encouraged the Board to review the reports attached to the agenda. The first grant cycle for Promotional and Community grants will be open from November 1st through the 30th. Applications will be presented to the Board at the December meeting. The first Project grant cycle will be open from December 1st through the 29th. Applications will be presented to the Board at the January meeting. The Bylaws changes were ratified by City Council on October 17th. Nominations for the Quality of Life Awards begins mid-November. Ms. Schneible shared several upcoming October and November scheduled events that MCDC has sponsored, as well as the invitation extended to the Board for the rededication of Wilson Creek Baseball and Softball Complex to the Grady Littlejohn Baseball and Softball Complex on October 28th.

17-1016 Chairman Kuehn called for Consideration/Discussion/Action on Request from McKinney Parks and Recreation Department to Reallocate \$167,092 from Project #14-09 and \$25,806 from PK7102 to be used for Improvements to the Apex Centre. Director of Parks and Recreation Michael Kowski explained that the growth experienced by the Apex

Centre has revealed operational and physical enhancement opportunities to remain competitive in the market, responsive to member input and achieve the goal of operating as a self-sufficient, cost-neutral community asset. Utilizing \$179,000 of the unused \$192,898, remaining at the close-out of the Apex Centre Project, would allow for inclusion of additional lockers, mirrors, ceiling fans, window blinds, one drinking fountain on the third level, HVAC system expansion, additional badge readers, and conversion of storage space to office space. Board members approved, by a vote of 6-0, the motion by Treasurer Myers, seconded by Board member Glew, to approve the request for reallocation.

17-1017 Chairman Kuehn called for a Presentation by McGough Development on the Craig Ranch Resort Hotel and Conference Center. Bartlett Baker, Executive Vice President, Director of Preconstruction Services for McGough and Milton Anderson, Vice President and Director for Merriman Anderson Architects provided an update on the work completed to date and current status, the hotel facilities program, a site analysis, site plan and hotel design concept as well as the preliminary images and schedule.

17-1018 Chairman Kuehn called for the Training on Open Meetings Act; Type B Corporate Requirements; and Type B Permissible Projects and Related Issues. Jeff Moore, Partner with Brown and Hofmeister, provided the training session.

Chairman Kuehn called for citizen comments and there were none. Chairman Kuehn called for Board comments and Board member Glew shared his enthusiasm for The WERX. He encouraged the MCDC Board, to learn more about the project and consider potential future options for support. Mr. Glew also shared his interest in having board discussion regarding priorities for board-initiated projects, to present to City Council. It was agreed the discussion would be scheduled for the November meeting. Vice Chairman Clarke reported he attended Launchpad City in Frisco recently. He stated

there were over 100 attendees and he was very impressed with the group and the presentations. Board member Brewer mentioned an interest in exploring support for Grace to Change, a nonprofit organization that provides tools and resources to support recovery from addiction. Their plans include construction of a tiny house community to create a safe and empowering environment for women recovering from addiction.

Board members approved, by a vote of 6-0, the motion by Secretary Doak, seconded by Board member Brewer, to adjourn. Chairman Kuehn adjourned the meeting at 10:00 a.m.

KURT KUEHN
Chairman