

**McKinney Community Development Corporation**  
**Regular Board Meeting**  
**March 22, 2012**

The McKinney Community Development Corporation (MCDC) met in regular session in the Dowdy boardroom located at 5900 South Lake Forest Drive, Suite 110, McKinney, Texas at 8:00 A.M. on March 22, 2012.

Board members present included board chair Tracy Rath, board vice-chair George Fuller, board secretary Dan Hall, Kevin Griffin, Eric Davis, Jason Burress, and Michael Puhl. Staff members present were executive director Cindy Schneible and administrative assistant Connie Gibson.

There were several guests present.

Tracy Rath called the meeting to order at 8:00 A.M. The first order of business was the approval of the minutes from the February 23, 2012 board meeting. Dan Hall made a motion to approve the minutes. The motion was seconded by Kevin Griffin. The motion passed unanimously (7-0).

Rodney Rhoades, finance director with the City of McKinney presented the financial report. The fiscal year is 42% completed, with all budget expenditures on track. Interest income is showing to be slightly up, but this trend is not expected to continue. Mr. Rhoades reported the finance department is continuing to make changes to the budget format. Board member Kevin Griffin provided board members with a balance sheet that he had prepared, and discussed the budget format and some changes to be made to the proposed FY 2012-13 budget. The board discussed moving unspent funds into the MCDC general, unreserved fund balance at the end of each fiscal year.

The chair announced a public hearing would be held to discuss and consider project #12-08 as submitted by McKinney Performing Arts Center requesting up to \$20,000 for one LED marquee sign to be placed at the corner of Louisiana and Kentucky Streets. Ty Lake, director of MPAC addressed the board. The sign will be one of two placed at MPAC. Funds for one sign were donated by Emerson Processors in 2008. The sign dimensions will be four foot by seven foot, and will be designed to maintain historical accuracy and character of the property. The project will be voted on by the MCDC board during the April board meeting.

Abby Liu, vice-president of McKinney Economic Development Corporation presented an MEDC update. The MEDC board heard presentations from six project applicants, requesting Emerging Technology funds, at the March meeting. Based on funding criteria, two applicants were approved for funding; two were encouraged to reapply under different funding categories. Two of the requests did not meet criteria.

The Chamber of Commerce update was provided by Jodi Ann LaFreniere, President and CEO. The Chamber held a candidate forum on March 8<sup>th</sup>. Video of the forum is available on the Chamber YouTube channel. Collin County Day will be held March 27<sup>th</sup> at Eldorado Country Club in McKinney. Jim Moroney, Publisher and CEO of Dallas Morning News is scheduled to speak at the CEO series luncheon on April 24<sup>th</sup>. The McKinney First! Buy Local initiative is moving forward.

Diann Bayes, executive director for the McKinney Convention and Visitor's Bureau reported on the past month's MCVB activities. The participants for the community inventory have been identified. This is anticipated to be a six month process to identify current inventory, and potential options for new tourism projects that could be presented to the MCDC board. An MCVB staff representative will be travelling to Waco April 18<sup>th</sup> and 19<sup>th</sup> for the Texas Travel Industry Association annual travel fair. The Dallas/Fort Worth Area Tourism Council Marketplace was held in Grapevine recently. Meeting Planner Professionals' International Sales Blitz for the D/FW region will be held the last of March. Staff will attend to identify potential meeting association planners and what they could bring to our community. In April the Texas Association of Convention and Visitors Bureau board of directors will meet for their annual retreat. The meeting will be held at The Grand in McKinney. The Dallas/Fort Worth Area Tourism Council met on March 21<sup>st</sup> for their strategic retreat. Diann Bayes is currently serving as Chair of the DFWATC.

Ty Lake reported on Main Street and MPAC activities. MPAC now has an information center set up on the ground floor. Patrons can receive restaurant and store information and special offers, as well as take tours of the building. Performing artist Charlotte Martin will be at MPAC on April 13<sup>th</sup>.

John Wroten, board chair of the McKinney Airport Development Corporation reported that the Collin County Regional Airport Master Plan will be presented to City Council for approval in April, and then filed with the FAA. The City Manager, CCRA board, and staff are working with the City Council to develop an airport incentive plan to be available to regional cities as they pursue corporate clients.

The board took action on Project #12-01 – a request for \$35,000 by the City of McKinney for the development of a Public Art Master Plan. Kevin Griffin made a motion to approve the funding. George Fuller seconded the motion. The motion passed unanimously (7-0).

The next item on the agenda was action on Project #12-03 – The Heritage Guild of Collin County request for \$99,000 for a restoration and repair project at Chestnut Square that includes: structural issues with the Taylor Inn; foundation issues with the Dulaney House; external and internal restoration of the Chapel; and internal restoration of the Johnson House and Bevel House. Kevin Griffin raised a question regarding the allocation of funds for the grant and whether it would be funded from the "discretionary" allocation or the "project" allocation. Recently passed revisions to the MCDC bylaws require that all capital fund projects go to City Council for final approval. Kevin Griffin

made a motion to approve the funds as a capital expenditure. Michael Puhl seconded the motion. The motion was voted on and passed (6-1) with Tracy Rath opposing the funds be considered capital improvement.

Tracy Rath announced Project #12-05 would be up for consideration next. McKinney Independent School District requested \$326,407 for the replacement of turf playing fields at McKinney High and McKinney North High School. The recommendation of the Chair was to table the request until the joint meeting between McKinney City Council members and board members of MISD took place on April 30<sup>th</sup>. George Fuller made a motion to table the request. Dan Hall seconded the motion. The motion was voted on and passed unanimously (7-0).

Steve Brainerd, City of McKinney Parks, Recreation and Open Space Park Development Supervisor presented the PROS annual request for funding. The requested amount of up to \$2,660,000 included funding for jogging trails at Finch Park, land acquisition near Highway 5, and the construction of a pedestrian bridge at Wilson Creek. Sewer issues at Gabe Nesbitt Community Park will be remedied, as well as two baseball fields constructed. Park development at Gray Branch Park is included in the funding request. Additionally, the total requested includes funding of up to \$380,000 for MPAC operations. Michael Puhl made a motion to approve the funding request. Dan Hall seconded the motion. The motion passed unanimously (7-0).

Kevin Griffin led the board discussion of the FY 2012-13 draft budget. The budget is based on sales tax revenues and interest of \$8.1 million. The MCDC budget will be reviewed by City staff and by City Council during the coming months. George Fuller made a motion to approve the FY 2012-13 draft budget as presented. Dan Hall seconded the motion. The motion was voted on and passed unanimously (7-0).

Tracy Rath called the meeting into Executive Session at 9:09 A.M.

The meeting was called into Open Session at 9:14 A.M.

Michael Puhl made a motion to approve the execution of a performance agreement concerning Project #12-07, on the terms as discussed in Executive Session, and subject to City Council approval. George Fuller seconded the motion. The motion was voted on and passed unanimously (7-0).

The Executive Director's report was given by Cindy Schneible. Sullivan Perkins has begun work on redevelopment of the MCDC website. The City of McKinney has begun the process of developing a Bike Master Plan. A \$50,000 grant has been secured for the Master Plan. The City may request an additional \$50,000 from MCDC. The road construction prioritization plan from the City of McKinney was reviewed.

Tracy Rath asked for a motion to adjourn. Michael Puhl made a motion, seconded by Tracy Rath. The motion passed unanimously (7-0).

The meeting was adjourned at 9:21 A.M.

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TRACY RATH - Board Chair