

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**APRIL 19, 2016**

The McKinney Economic Development Corporation met in regular session in the Council Chambers of the Municipal Building, McKinney, Texas, on April 19, 2016 at 8:00 a.m.

Board members Present: Chairman Lance Lindsay, Vice Chairman Robert Clark, Secretary/Treasurer Jason Burress, Kenneth Sipiora, Walter Chen, Sheila Johnson and Randy Page.

City Council members Present: Mayor Pro Tem Travis Ussery, Randy Pogue and Chuck Branch

Staff Present: Interim President Abby Liu, Director of BRE/Emerging Tech John Valencia, Director of Business Development Chad Walker, Economic Development Coordinator Madison Clark, Executive Assistant Sheri Van Slycke, Interim City Manager Tom Muehlenbeck, City Secretary Sandy Hart, MEDC Attorney Mark Houser, MCVB Director Dee-dee Guerra and McKinney Chamber President Lisa Hermes.

There was one guest present.

Chairman Lindsay called the meeting to order at 8:00 a.m. after determining a quorum was present.

Chairman Lindsay called for action on the minutes.

**16-421** Minutes of the McKinney Economic Development Corporation Meeting of March 15, 2016. Board members unanimously approved the motion by Secretary/Treasurer Burress, seconded by Board member Page, to approve the March 15, 2016 minutes.

**16-422** Chairman Lindsay called for the Board and Liaison Updates.  
Board Chairman – Chairman Lindsay stated he felt the executive committee had not done a good job in the past of reporting to the Board what the executive committee has been discussing. We did have a meeting a couple of weeks ago and discussed what food should be served during Board meetings and discussed some of the follow-up actions the staff has taken on prospects in our past Board meetings.

City of McKinney – Interim City Manager Tom Muehlenbeck reported a presentation was given at Council last night for a proposed new resort hotel to be located at Craig Ranch. Council concurred that the City should do their due diligence on ferreting out the cost and Mr. Muehlenbeck has assembled a task force that includes MEDC Interim President Abby Liu, MCDCC President Cindy Schneible and Assistant City Manager Barry Shelton. As an update on the MEDC Presidential finalists, Mr. Muehlenbeck expressed his high approval of the finalists. On May 4, these finalists will be meeting with MCDCC President Cindy Schneible, Assistant City Manager Barry Shelton and other EDC staff panelists. On May 5, two panel interviews will be conducted with one panel being the Chamber President Lisa Hermes, along with three EDC Board members. The second panel will be the two EDC Council Liaisons, the Collin College President, and the MISD Superintendent. Once these panelists have provided their feedback, Mr. Muehlenbeck will offer his recommendation. City Council has adopted its goals for the year and are posted in the City Council Chambers and on the McKinney website.

McKinney Chamber – Chamber President Lisa Hermes expressed her thanks to EDC Interim President Abby Liu for her help in securing Tracye McDaniel, President of the Texas Economic Development Corporation, as the speaker for the Chambers Quarterly Membership luncheon last week. Chamber is partnering with The WERX for the Innovate McKinney campaign which is now accepting applications from interested parties. Applications are now being accepted for the Leadership McKinney class with an Open House on Thursday to explain the program to those interested in joining the class. Finally, the Serve McKinney event will be the first Thursday in June at the Collin County Higher Education Center for all to come and learn how they can serve McKinney.

MCVB – Director Dee-dee Guerra reported Destination Imagination brought quite a few hotel rooms to McKinney and was a lot of fun. Destination Imagination helps kids with critical thinking and problem solving skills. The Pandora Promotion runs from April 1 through May 9 and we are looking forward to seeing how many people submit a sweepstakes entry. Finally, Good Morning Texas is going to be at Midas Hill this morning, and then to the Tour de Coup, as well as Yvonne Evans home.

**16-423** Chairman Lindsay called for the Director of Business Development Report. Director of Business Development Chad Walker reported he attended the Industrial Asset Management Council conference in New Orleans on March 13, as well as the Dallas Regional Chamber marketing trip in Chicago on April 5, and the TEDC Sales Tax Workshop on April 8. An upcoming event is the Area Development Advanced Technology Forum on April 24 in Las Vegas and this event brings together economic developers and site consultants to speak about interactions with them. Mr. Walker explained the benefits of attending the group trips that include other economic development teams in the Dallas area to bring business to Texas first, and then McKinney second.

**16-424** Chairman Lindsay called for the Director of BRE/Emerging Tech Report. Director of BRE/Emerging Tech John Valencia reported that Blount Foods has signed their offer letter and the documentation is being worked. Blount Foods has already gotten involved with the community by sponsoring this year's Empty Bowls McKinney supporting the Community Lifeline Center. Encore continues their construction at the northwest corner of Industrial Blvd. and Airport Rd. They anticipate a CO as soon as July 4. Lastly, Mr. Valencia was invited to attend the MRO Americas Conference earlier this month. While wearing an MEDC logo shirt, he was able to promote McKinney and share information.

**16-425** Chairman Lindsay called for the Interim President Report. Interim President Abby Liu reported Interim City Manager Tom Muehlenbeck, Chamber President Hermes and Staff attended a Legislative Affairs update meeting led by Angela Hale. Ms. Hale encouraged Ms. Liu to have a written or oral testimony to share with the House Economic and Small Business Development Committee about the importance of international business recruitment and the State's international recruitment resources. On behalf of McKinney, Ms. Liu submitted the written testimony on March 31. Ms. Hale and Ms. Liu attended the hearing led by Chairwoman State Representative Angie Chen Button at Richland College Garland Campus on April 6. Chairwoman recognized Ms. Liu's attendance on behalf of McKinney as well as the written testimony at the hearing. Ms. Liu was honored to be invited to attend the Taiwan President Ma Ying-Jeou Dinner at the Omni Hotel in Houston on Sunday, March 13. This is the very first time President Ma formally visited Texas. Coming up on June 8 is the TEDC Sales Tax Workshop that Ms. Liu and Board member Clark are registered for. Ms. Liu invites the entire Board to attend this 4A/4B Sales Tax Workshop as it is much more in-depth than the mini-training MEDC offered the Board back in November 2015. Ms. Liu hosted executives with Project Bright from China on March 29. Project Bright was given an overview of McKinney, reviewed MEDC/City incentives offer and toured the prospective sites for future operations. Mayor Loughmiller hosted a welcome dinner for Project Bright at Rick's Chophouse with Chairman Lindsay, Mayor Pro Tem Ussery, City Council Liaison Pogue, City Manager Muehlenbeck and Staff in attendance. Finally, Ms. Liu hosted a lunch meeting with Jason Sun, President of Hisun Motors, to discuss the company's future plans. To follow up, a meeting was called with Mr. Muehlenbeck, Assistant City Manager Shelton and the Development Service staff at City Hall.

- 16-426** Chairman Lindsay called for the Consideration/Discussion/Action on February Financials. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Page, to approve the February Financials.
- 16-427** Chairman Lindsay called for the Consideration/Discussion/Action on March Financials. Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Page, to approve March Financials.
- 16-428** Chairman Lindsay called for the Consideration/Discussion on Direction for Strategic Planning Meeting. Chairman Lindsay shared the information and the qualifications of the chosen Strategic Planning Meeting facilitator, Ms. Allison Larsen. Ms. Larsen offered either two half days or one full day to execute the meeting and the Board chose one full day. Ms. Larson provided a draft outline and the Board agreed to the outline with the possibility of later additions. The date is being considered by all involved and will be decided at a later time. Mr. Muehlenbeck, Mr. Ussery, and Mr. Pogue were consulted about whether or not the Board should wait for a new President to be onboard before undertaking the Strategic Planning and they all encouraged the Board to move forward without waiting until a new President is employed.

Chairman Lindsay called for Citizen comments and there were none. Chairman Lindsay called for Board and Commissioner comments and there were none.

Chairman Lindsay recessed the meeting into Executive Session at 9:15 a.m. per Texas Government Code: A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any: Statutory, constitutional and Charter/ordinance requirements for establishing certain boards/commissions, including their City Council-delegated authorities and duties. Section 551.072 - Discuss Real Property -24.0223 Acres of MEDC Land in University Business Park. Section

MEDC MINUTES

April 19, 2016

PAGE 6

551.074 - Discuss Personnel Matters -MEDC President Recruitment. Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Board member Chen left the meeting at 10:28 a.m. Chairman Lindsay reconvened to open session at 10:47 a.m.

Board members unanimously approved the motion by Secretary/Treasurer Burress, seconded by Vice Chairman Clark, to approve granting the extension of 45 days for the incentive offer previously provided to Project Little Bites.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Johnson, to approve the contract amendment for Hisun Phase I as discussed in Executive Session.

Board members unanimously approved the motion by Board member Sipiora, seconded by Vice Chairman Clark, to accept staff recommendations for Hisun Phase II as discussed in Executive Session.

Board members unanimously approved the motion by Board member Page, seconded by Board member Johnson, to approve the 45 day extension for Project Bright.

Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Johnson, to adjourn. Chairman Lindsay adjourned the meeting at 10:50 a.m.

---

LANCE LINDSAY  
Chairman