

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 22, 2013

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, Suite 110, McKinney, Texas, on August 22, 2013 at 7:30 a.m.

Chairman George Fuller called the meeting to order at 7:30 a.m.

Board members present: George Fuller, Jason Burrell, Kevin Griffin, Scott Elliott, and Colleen Smith.

Staff present: Executive Director Cindy Schneible, Administrative Assistant Connie Gibson and Marketing & Research Specialist Cayti Huston.

There were several guests present.

George Fuller called the meeting into Executive Session at 7:30 a.m. per Texas Government Code: Section 551.071(2) – Consultations with attorney on any work session, special session, or regular agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed. Section 551.087 – Deliberation regarding economic development matters (as needed).

The meeting was called into Open Session at 8:12 a.m.

- 13-849** Consider/Discuss/Act on an amendment to the hotel and event center development agreement by and between the City of McKinney, the McKinney Community Development Corporation, Gateway Hotel One, Ltd, and Champ-Beck Development, LLC. George Fuller made a motion to approve the amendment to the development agreement. The motion was seconded by Kevin Griffin and voted on. The motion passed. Chairman Fuller made a motion to approve the first amendment to the escrow agreement with the change to the hard date of October 5, 2013 in paragraph one of the agreement. Scott Elliott seconded the motion. The motion was voted on and passed. A motion was made to approve the first amendment to termination of agreement and mutual release with the change of the date from October 15, 2013 to October 5, 2013 in paragraph one of the agreement. Kevin Griffin seconded the motion. The motion was voted on and passed.
- 13-844** Minutes of the McKinney Community Development Corporation board meeting of July 17, 2013. Scott Elliott made a motion, seconded by Colleen Smith, to approve the July 17, 2013 minutes. The motion passed.
- 13-845** Minutes of the McKinney Community Development Corporation board meeting of July 25, 2013. Kevin Griffin made a motion to approve the minutes. The motion was seconded by Scott Elliott. The motion was voted on and passed.

- 13-846** Minutes of the McKinney Community Development Corporation board meeting of August 1, 2013. Kevin Griffin made one change to the minutes. With the change noted he made a motion to approve the minutes. The motion was seconded by Scott and voted on. The motion passed.
- 13-847** July 2013 financial report. FY 13 is now 83% complete. Sales tax receipts are up 2.4% over 2012. The sales tax received for July was \$694,500.
- 13-848** Checks issued July 2013. There were no questions on checks issued.
- 13-850** Consider/Discuss/Act on aquatic facility project and recommendation to City Council. The board approved recommendation of a combined aquatic and fitness facility that includes 79,000 square feet of indoor aquatic and fitness space and outdoor leisure pool with approximately 9,000 square feet of water surface area. Based on the revenue and expense modeling prepared by Brinkley Sargent Architects and Counsilman-Hunsaker the proposed facility would be expected to operate on a cost-neutral basis by year three of operation. A date of September 4, 2013 was set for a joint meeting with McKinney City Council members to present the recommendation.
- 13-851** Consider/Discuss/Act on request by Heritage Guild of Collin County for extension of loan agreement deadline on Project #12-03.
Board members unanimously approved the motion by board member Colleen Smith, seconded by board member Kevin Griffin, to extend the deadline for project #12-03. The balance of \$6,924.23 is designated for chimney repairs to Two Bit Taylor Inn.
- 13-723** Conduct a public hearing to consider/discuss/act on Project #13-15 as submitted by the City of McKinney Parks, Recreation and Open Space Department requesting FY 2014 funding in the amount of \$2,919,393 for park land acquisition, park construction and improvements; and \$200,950 for Parks, Recreation and Open Space capital and material purchases.
PROS Director Lemuel Randolph addressed the board. The FY 2013-14 request includes \$1,100,000 for Westridge neighborhood park, \$100,000 for Gray Branch Park Master Plan Update, and approximately \$1,500,000 for Bonnie Wenk Park Phases I and II. Mr. Randolph also reviewed a list of supplemental purchase requests. The list included two vehicles (F-350 dump truck and F-250), and a Toro spray rig. A deep tine aerator and 50 HP tractor used to pull the aerator have been requested. An 85 HP tractor, 20 foot trailer, and scissor lift used to change out lights at park

pavilions are also requested. Board member Jason Burress asked if these requests were everything that PROS would need. Mr. Randolph replied that they were. Colleen Smith commented that she had seen PROS employees changing lights, and the current method used did not look safe. Kevin Griffin stated weed killer was needed. Board members unanimously approved the motion by Colleen Smith, seconded by Scott Elliott, to approve to request.

Scott Elliott left the meeting at 8:37 a.m.

13-852 Consider/Discuss/Act on the proposed FY 2013-2014 MCDC budget. Executive Director Cindy Schneible stated that the proposed budget reflects the new projected revenues provided by the City's finance department. Expenses included an increase in city administrative fee of 40% over the current fiscal year. The MPAC funding has been changed from a percentage of grant funds available to a flat amount of \$375,000. Kevin Griffin made a motion, seconded by Jason Burress, to approve the FY 2013-14 budget. The motion was voted on and passed.

George Fuller introduced the next agenda items. The Promotional and Community Events grant subcommittee met and made funding recommendations on promotional and community event grant applications received prior to the June 28, 2013 deadline. Mr. Fuller recommended the slate of grant awards be considered and approved as follows:

13-853 Consider/Discuss/Act on Promotional and Community Events grant for \$15,000 to The Commemorative Air Force to promote the AirPower Expo.

13-854 Consider/Discuss/Act on Promotional and Community Events grant for \$3,000 to Volunteer McKinney to promote Make A Difference Day.

13-855 Consider/Discuss/Act on Promotional and Community Events grant for \$3,500 to Rotary Club of McKinney to promote the Christmas Parade of Lights.

13-856 Consider/Discuss/Act on Promotional and Community Events grant for \$8,500 to Especially Needed to promote the 4th Annual Fall Carnival.

13-857 Consider/Discuss/Act on Promotional and Community Events grant for \$12,705 to McKinney Chamber of Commerce to promote the Buy Local-McKinney First! Initiative.

13-858 Consider/Discuss/Act on Promotional and Community Events grant for \$7,500 to Holy Family School to promote the Believe! 2013 Run. Kevin Griffin made a motion, seconded by Colleen Smith to approve the grants in the amounts recommended by the Promotional and Community

Event subcommittee. The motion was voted on and passed.

- 13-859** Conduct a public hearing to consider/discuss Project #13-09 as submitted by North Collin County Habitat for Humanity requesting \$174,419.75 for ReStore improvements, software, and Neighborhood Revitalization Initiative. Celeste Cox, Executive Director addressed the board. The ReStore improvements include heater repairs, eleven overhead doors, a truck for pick-up of daily donations, and repiping the building for gas. Software used for cabinet design is included in the request. The software can be used for Habitat houses, or for the design of cabinets for the public at the ReStore. The Neighborhood Revitalization Initiative request includes funds to refurbish forty homes, and a tiller for a community garden for Habitat home owners.
- 13-860** Conduct a public hearing to consider/discuss Project #13-10 as submitted by Heard Natural Science Museum requesting \$20,969.41 for the creation of a pioneer village, with eight buildings relocated from the Dallas Arboretum to The Heard. Sy Shahid, Executive Director spoke. The site selected for the village is located under a canopy of trees and near bathrooms, making it optimal for student field trips.
- 13-861** Conduct a public hearing to consider/discuss Project #13-11 as submitted by Heritage Guild of Collin County requesting \$250,000 for repairs and renovations to Chestnut Square properties. Cindy Johnson, Executive Director addressed the board. The request includes floor and pew refinishing at the Chapel, paint and chimney work at the Johnson House, a kitchen upgrade to Bevel House, and repair, repaint, and interior remodel at the Dixie Store. A large portion of the request will go toward the creation of a bed and breakfast at the Dulaney House. The Faires House will receive chimney repairs, and a new roof. Painting and insulation will be done to Wilmeth Schoolhouse. Questions were asked about the room rates and occupancy rates for the bed and breakfast.
- 13-863** Conduct a public hearing to consider/discuss Project #13-13 as submitted by ManeGait Therapeutic Horsemanship requesting \$50,000 for road resurfacing, covered waiting area, signage, and ramp rehab. Executive Director Patricia Nelson spoke. The rider accessibility project includes adding a rider staging area. ManeGait has applied for a Hillcrest grant. They will know if they are a recipient of the grant in October.
- 13-864** Conduct a public hearing to consider/discuss project #13-14 as submitted by Plano Sports Authority requesting an equity investment of \$3,200,000 for construction of an indoor multisport facility for youth sports in McKinney. Don Blackwood, General Manager addressed the board and

stated the money requested would be a loan. As proposed, the McKinney facility would have eight courts, and meeting rooms. The initial building would be 90,000 square feet, with the possibility of expansion to add four more courts. City Councilman Roger Harris asked about the makeup of the board. The answer was that three of the board members of the nonprofit have been on the board since PSA was established. Additional board members were recruited by current board members. All are strong supporters of youth sports.

REPORTS

13-865 Board and Liaison Updates

City of McKinney

- The City is in the midst of the budget process for FY 2014.
- Appointments for city boards and commissions will take place during a City Council Special Meeting August 26th.

McKinney Convention and Visitor's Bureau

- The MCVB office has been working with the Commemorative Air Force Federation to bring their October AirPower Expo to McKinney.
- MCVB staff assisted TAPS with a photo shoot this past month. The photographs will be used for marketing materials.
- 275 welcome/visitor bags were provided by MCVB staff in July.
- Walk-in traffic in the MCVB office continues to increase. The captured visits breakdown as follows: Out of state – 112; out of country – 13; Texas – 97; McKinney residents – 127; Total: 349
- The grand opening of the “Made in McKinney” store within the MCVB office was held July 17th. The McKinney merchandise has been very well received.
- There were a total of 100 room stays during the month of July.

McKinney Economic Development Corporation

- Emerson Process Management will host their grand opening November 8th.
- Raytheon has completed their expansion. An event is scheduled for October 9th.
- The Collide Center located in The Flour Mill has done very well since its inception. There are sixty people to date involved in the program.

13-866 Marketing Report

- The MCDC e-newsletter went out this past month.
- Social media outlets are being utilized more.
- Cayti Huston is working with the City marketing department to design and print a tri-fold brochure highlighting MCDC accomplishments.

13-867 Executive Director's Report

- MCDC will hold a joint meeting with City Council on September 4th. The purpose of the meeting will be to discuss aquatic facility options, and make MCDC's recommendation to Council.
- Monday, August 26th City Council will hold a Special Meeting to discuss board preferences and vote on board and commission vacancies.

Kevin Griffin made a motion to adjourn the meeting. The motion was seconded by George Fuller. The motion was voted on and passed.

The meeting was adjourned at 10:16 a.m.

GEORGE FULLER
Chairman