



CITY OF MCKINNEY, TEXAS

Agenda

Reinvestment Zone Number One

Tuesday, March 15, 2011

3:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

CALL TO ORDER

11--001TR1 [Consider/Discuss/Act on the Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 19, 2010](#)

Attachments: [Minutes](#)

11--002TR1 [Discuss Administration of the Zone: 2011 Annual Work Program; Formal Process for Project Submission and Consideration; Long-Term Administrative Structure; Board By-Laws](#)

11--003TR1 [Discuss the Historic Flour Mill Mixed-Use Catalyst Redevelopment Project](#)

11--004TR1 [Consider/Discuss/Act on the Annual Report](#)

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 10th day of March, 2011 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.



11--001TR1

TITLE: Consider/Discuss/Act on the Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 19, 2010

SUPPORTING MATERIALS:

[Minutes](#)

REINVESTMENT ZONE NUMBER ONE

OCTOBER 19, 2010

Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on October 19, 2010 at 3:00 p.m.

Board Members Present: Pete Huff, Travis Ussery, Geralyn Keever, Don Day, Robbie Clark, and Ray Ricchi. Brian Loughmiller arrived at 3:20 p.m. Absent: David Brooks.

Staff Present: Interim City Manager Rick Chaffin; Deputy City Manager Jim Parrish; City Attorney Mark Houser; City Secretary Sandy Hart, Senior Long Range Planner Kevin Spath; and Planning Director Jennifer Cox.

There were 3 guests present.

Pete Huff called the meeting to order at 3:10 p.m. after determining a quorum present.

Pete Huff called for discussion on Board Procedures, Statutory Obligations. City Attorney Mark Houser introduced Scott Polikov who presented information regarding the Board procedures and statutory obligations. Mr. Polikov stated that there are no By-Laws, but if at some time, the board or Council may decide to have the board members made up primarily of non-Council members, then By-Laws could be created. Mark Houser stated that the theory is someday the Council might want others on the board similar to that of the McKinney Community Development Corporation with the Council giving consent. Mr. Polikov stated that Staff will support the TIRZ with the statute allowing to delegate as much as the Board will like. Mr. Houser stated that that Collin College has waived their seat on the Board and he expects the McKinney Independent School District to waive their seat on the board.

10-001TR1 Pete Huff called for Election of Chairman and Vice-Chairman. The Board unanimously approved the motion by Ray Ricchi, seconded by Geralyn Keever, to elect Don Day as Chairman and Travis Ussery as Vice Chairman.

10-002TR1 Brian Loughmiller called for Consideration/Discussion/Action on a Resolution Adopting the Project Plan and Financing Plan for

Reinvestment Zone Number One. Mr. Polikov explained that this Resolution is to adopt the Project Plan and Financing Plan for Tax Reinvestment Zone One that the committee developed and was approved by Council with the slight modification to boundaries. Board unanimously approved the motion by Travis Ussery, seconded by Pete Huff, to approve the Resolution adopting the Project Plan and Financing Plan for Reinvestment Zone Number One. Caption reads as follows:

RESOLUTION NO. 2010-10-001 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, ADOPTING THE PROJECT PLAN AND FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY

10-003TR1 Brian Loughmiller called for Consideration/Discussion/Action on a Resolution approving an Interlocal Agreement by and between the City of McKinney, Collin County, and Reinvestment Zone Number One. City Attorney Mark Houser stated that this Resolution would approve the participation agreement with Collin County and the County will pay over to the City annually the amounts due to the Tax Increment Fund. This is in alignment with what the County has agreed to with other Cities. There was a preliminary meeting held in August to discuss this with the County and Monday, October 25, 2010 the County will consider the Agreement for approval. Prior to the County's approval, the Board will need to approve the Interlocal Agreement. The County has asked that their increment only be applied to transportation related items. Building a parking garage for the future transit does fall within the transportation project type. Board unanimously approved the motion by Don Day, seconded by Travis Ussery, to approve a Resolution approving an Interlocal Agreement by and between the City of McKinney, Collin County, and Reinvestment Zone Number One. Caption reads as follows:

RESOLUTION NO. 2010-10-002 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF MCKINNEY, COLLIN COUNTY, AND

REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY

Board unanimously approved the motion by Travis Ussery, seconded by Geralyn Kever, to adjourn. Brian Loughmiller adjourned the meeting at 3:33 p.m.

DON DAY
Chairman

ATTEST:

SANDY HART, TRMC, MMC
City Secretary



11--002TR1

TITLE: Discuss Administration of the Zone: 2011 Annual Work Program; Formal Process for Project Submission and Consideration; Long-Term Administrative Structure; Board By-Laws

MEETING DATE: March 15, 2011

DEPARTMENT: City Manager's Office
City Attorney's Office
Development Services - Planning Department

CONTACT: Jim Parrish, Deputy City Manager
Mark Houser, City Attorney
Jennifer Cox, AICP, Director of Planning
Kevin Spath, AICP, Assistant Director of Planning

ITEM SUMMARY: Staff will lead a discussion and seek Board feedback on administrative matters pertaining to the Zone, including:

- Development of an annual work program consistent with the Zone's approved project plan and financing plan, including a formal process for project submission and consideration, Board procedures/by-laws/meeting schedule, protocol for accounting/reporting, etc.
- Consideration of long-term administrative structure, including potential creation of a Redevelopment Authority ("local government corporation" under Chapter 431 of the Transportation Code) to manage the Zone or implement the project plan and finance plan.

SUPPORTING MATERIALS:



11--003TR1

TITLE: Discuss the Historic Flour Mill Mixed-Use Catalyst Redevelopment Project

MEETING DATE: March 15, 2011

DEPARTMENT: City Council
Development Services-Planning

CONTACT: Chairman Don Day
Kevin Spath, AICP, Assistant Director of Planning

ITEM SUMMARY: Chairman Day will provide an update to the Board on the progress/status of the historic Flour Mill mixed-use catalyst redevelopment project, including:

- Project scope/timeline/phasing
- Project financing
- Phase 1 improvements
- Potential public-private partnership between the City and the owner/developer of the Flour Mill (\$2.2 million infrastructure grant from North Central Texas Council of Governments)
- Potential participation by McKinney Community Development Corporation and/or Tax Increment Reinvestment Zone #1

SUPPORTING MATERIALS:



11--004TR1

TITLE: Consider/Discuss/Act on the Annual Report

MEETING DATE: March 15, 2011

DEPARTMENT: Development Services - Planning Department

CONTACT: Jim Parrish, Deputy City Manager
Mark Houser, City Attorney
Jennifer Cox, AICP, Director of Planning
Kevin Spath, AICP, Assistant Director of Planning

STAFF RECOMMENDATION: Staff recommends approval of the 2010 Annual Report for Tax Increment Reinvestment Zone Number One (TIRZ No. 1). The approval of the Board of Directors will be forwarded to City Council on April 19, 2011.

ITEM SUMMARY:

- Pursuant to Section 311.016 of the Texas Tax Code, the governing body of a municipality that administers a tax increment reinvestment zone shall submit an annual report on the status of the zone. The annual report shall be submitted to the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone created by the municipality. The annual report shall also be sent to the Texas Comptroller and the Texas Attorney General.
- As such, Staff will be presenting the 2010 Annual Report for TIRZ No. 1.
- Per Section 311.016, the report must include:
 - (1) The amount and source of revenue in the tax increment fund established for the zone;
 - (2) The amount and purpose of expenditures from the fund;
 - (3) The amount of principal and interest due on outstanding bonded indebtedness;
 - (4) The tax increment base and current captured appraised value retained by the zone; and

- (5) The captured appraised value shared by the municipality or county and other taxing units, the total amount of increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

SUPPORTING MATERIALS: