

## **MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**JANUARY 15, 2013**

The McKinney Economic Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, Suite 110, McKinney, Texas, on January 15, 2013 at 8:00 a.m.

Vice-chairman Ernest Lynch III called the meeting to order at 8:10 a.m.

Board members present: Darrell Tate, Doug Parker, Lance Lindsay, Steve Heussner, Ernest Lynch III, and Julie Fort.

Staff present: President/CEO Jim Wehmeier, Vice-president Abby Liu, BRE&ET Director John Valencia, and Administrative Assistant Connie Gibson.

Guests present included: MCDC Executive Director Cindy Schneible, MCDC Board Chairman George Fuller, Collin County Regional Airport Director Ken Wiegand, CCRA Board President John Wroten, Chamber President Jodi Ann LaFreniere Ray, City of McKinney CFO Rodney Rhoades

**13-059** Minutes of the McKinney Economic Development Corporation Board Meeting of November 20, 2012. Board member Lance Lindsay made a motion to approve the minutes. The motion was seconded by Darrell Tate. The motion was voted on and approved unanimously.

**13-060** November 2012 Financial Report.

**13-061** December 2012 Financial Report. Rodney Rhoades, City of McKinney CFO gave the financial report. Sales tax revenues are continuing to come in strong. The city finance department is examining ways to restructure the MEDC debt, of which a payment will be due in February.

Board members unanimously approved the motion by Julie Fort, seconded by Lance Lindsay, to approve the November and December 2012 financial report.

**13-062** Board and Liaison Updates

Chamber of Commerce

- Collin County Days in Austin will be March 4-5. There will be breakout sessions covering topics that include: education, transportation, and water.
- The Chamber luncheon and annual business meeting is scheduled for January 24<sup>th</sup>. Aaron Demerson, Executive Director of Economic Development and Tourism with the Governor's office will speak.
- The Community Awards dinner will be held at Collin County Regional Airport on February 15<sup>th</sup>.

Collin County Regional Airport

- The Collin County Airport Development Board will undertake a feasibility study to determine the next project for airport development.

McKinney Convention & Visitors Bureau

- McKinney Convention and Visitor's Bureau has moved into their new office space at 200 W. Virginia.
- The MCVB staff has been helping manage hotel room needs for corporations when needed.

McKinney Community Development Corporation

- The MCDC board recently voted to redirect \$10,000 of a \$99,000 grant to Heritage Guild. The grant is for renovation and repair to structures at Chestnut Square. The \$10,000 will be used for the construction of a pergola on the property.
- Promotional and Community Events grant requests will be heard during the January 24<sup>th</sup> board meeting.

**13-063** President's Report

- President Jim Wehmeier has been meeting weekly with City Manager Jason Gray.
- Meetings continue with MCDC Executive Director Cindy Schneible and Chamber President Jodi Ann La Freniere Ray to develop a

strategic plan.

- A CRM plan will be implemented within sixty days, with access available to MEDC, MDCD, the City, and the Chamber.

**13-064**      Vice President / Economic Development Report

- Ribbon cuttings were held for two businesses that have received MEDC incentives: Perfectly Green, and Popular Ink.
- MEDC annual report will be included in the 2012 report put out by the City of McKinney.
- MEDC is a sponsor for the Greater Dallas Taiwanese Chamber Chinese New Year Gala, held February 16<sup>th</sup>.
- The Wistron GreenTech renovations are on schedule. Employees will begin moving into the facility in late January. Phase I renovations are expected to be completed in March, and Phase II should begin late March.

**13-065**      Business Retention & Expansion (BREP) and Emerging Technology Report

- McKinney continues to receive inquiries from businesses looking to relocate to Texas. Two business owners have made visits to McKinney, and have given strong indication that they will relocate to McKinney.
- Perfectly Green has begun deploying their IEA energy units. The unit has the capability to convert waste oil (i.e. French fry oil) to energy as well as use natural gas.

**13-066**      Consider/Discuss the Status of the Economic Development Strategic Plan as Developed by TIP Strategies in 2010. Mr. Wehmeier reported the plan developed by TIP strategies is on target. CRM will allow MEDC to remain competitive. The strategic plan will be focused on select target markets: corporate office, medical, and aerospace are some areas of focus.

**13-067**      Consider/Discuss/Act on Protective Covenants, Conditions and

Restrictions and Grant of Easements for the Gateway Property located at Central Expressway and McKinney Marketplace Drive. President Wehmeier presented the document to the board. The question was asked if there had been a flagship hotel selected for the hotel/convention center. No announcements will be made on the hotel name until all financing is in place. Board members unanimously approved the motion made by Steve Heussner and seconded by Lance Lindsay to approve the protective covenants, conditions and restrictions and grant of easements for the gateway property.

Doug Parker made a motion to recess the meeting. Lance Lindsay seconded the motion. The board unanimously approved the motion. The meeting was recessed at 8:52 a.m.

Keith Clifton entered the meeting at 9:15 a.m.

The meeting was called into Executive Session at 9:20 a.m. per Texas Government Code: Section 551.071(2) - Consultations with attorney on any work session, special session, or regular session 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 – Discuss the status of ongoing existing industry projects, \*Project #12-01, \*Project #12-19, \*Project #12-23, \*Project #12-27, \*Project #13-01.

Lance Lindsay and Doug Parker stepped out of the meeting at 9:37 a.m.

Lindsay and Parker rejoined the meeting at 9:54 a.m.

Ernest Lynch III left the meeting at 10:33 a.m.

Chairman Clifton called the meeting into Open Session at 10:57 a.m.

Board members unanimously approved the motion by Julie Fort, seconded by Darrell Tate, to authorize staff to enter into a nonbinding agreement with Project #12-01.

Board members approved the motion by Darrell Tate, seconded by Steve Heussner, to accept staff recommendations on Project #12-19. The vote was 5-0-2, with Lance Lindsay and Doug Parker abstaining.

Board members unanimously approved the motion made by Darrell Tate, seconded by Doug Parker, to accept staff recommendations on Project #12-27.

Board members unanimously approved the motion by Julie Fort, seconded by board member Lance Lindsay, to authorize staff to enter into a non binding agreement with the stipulation as accepted in Executive Session with Project #13-01.

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JULIE FORT  
Secretary/Treasurer

