

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**OCTOBER 24, 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 October 24, 2013 at 8:00 a.m.

The meeting was called to order at 8:03 a.m.

Board members present: George Fuller, Michael Puhl, Scott Elliott, Colleen Smith, Kurt Kuehn, David Myers, and David Clarke.

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

There were several guests present.

**13-1123** Oath of Office. City Secretary Sandy Hart delivered the oath of office to new board members David Clarke, David Myers, and Kurt Kuehn, and reappointed board member George Fuller.

**13-1124** Election of MCDC Board Officers for FY 2013-2014. Colleen Smith nominated George Fuller for board chairman. Scott Elliott seconded the nomination, and the board voted. The nomination passed 6-0-1 with George Fuller abstaining.

George Fuller nominated Scott Elliott to the position of Vice-chairman and Michael Puhl seconded the nomination. The nomination was voted on and passed 6-0-1 with Scott Elliott abstaining.

Michael Puhl made a motion to combine the offices of Secretary and Treasurer to one position. Scott Elliott seconded the motion and the board voted. The motion passed.

Kurt Kuehn was nominated for the position of Secretary/Treasurer by Michael Puhl. Scott Elliott seconded the nomination. George Fuller nominated Colleen Smith for Secretary/Treasurer and Kurt Kuehn seconded the nomination. The board voted by paper ballot. Colleen Smith was elected to the position of Secretary/Treasurer.

**13-1125** Minutes of the McKinney Community Development Corporation Board Meeting of September 26, 2013. Michael Puhl made a motion, seconded by Scott Elliott, to approve the September 26, 2013 minutes. The motion was voted on and passed.

**13-1126** September 2013 Financial Report. Cindy Schneible updated the board. The MCDC total fund balance is \$17,455,986, which includes \$9,773,297 in funds allocated but not designated to projects; and \$7,682,689 in unallocated and unreserved funds. The sales tax receipts have exceeded the initial budgeted amount of \$8.3 million by approximately \$1.4 million. The sales tax receipts for the month of September were \$762,774.

**13-1127** Board and Liaison Updates

Board Chair

- The RFQ for the aquatic center is ready to be sent out.
- City Council unanimously approved the PSA indoor sports facility project.
- A general terms sheet for the PSA project was distributed to the board.

City of McKinney

- City staff will begin review of the design plan for the PSA indoor sports facility project.
- Development activity within the city remains strong. Both commercial and residential permits are up over last year. Residential permits are expected to exceed 2,000 by the end of the year.
- The city is negotiating with several large projects that could result in over 2,000 jobs for McKinney.

McKinney Convention & Visitor's Bureau

- The MCVB staff has secured advertising in D Magazine, Texas Monthly, and The Griffon.
- A reality show *Extreme Cheapskates* was recently filmed in downtown McKinney. MCVB staff assisted the production crew.
- Walk-in traffic in the MCVB office has remained steady, even with school back in session. There were 143 recorded visitors to the MCVB office this past month.

McKinney Economic Development Corporation

- MEDC board of Directors elected officers during the October board meeting. Officers are:
  - Ernest Lynch III - Chairman
  - Darrell Tate - Vice-Chairman
  - Lance Lindsay - Secretary/Treasurer
- The MEDC board approved two project incentive offers during the October board meeting.
- The MEDC 20<sup>th</sup> Anniversary event is scheduled for December 12<sup>th</sup>.

**13-1128** Consider/Discuss McKinney Housing Authority's Newsome Homes Rental Demonstration Redevelopment Program. MHA and Carleton Development representative Will Henderson addressed the board. Carleton Development has developed over 7,500 units and served six housing authorities. Carleton Development has completed projects in Mansfield, Trinity Bluffs in downtown Fort Worth, Balch Springs, Victoria Courts in San Antonio, Texarkana, Fort Worth Housing Authority, Beaumont, Hurst, Round Rock, Dallas Maple Avenue, and Dallas Carpenters Point senior housing. The proposed McKinney Newsome housing project is located close to McDonald and Elm Streets and will be senior low income housing with a total of 180 units. All of the units will be one or two bedroom. The total cost for the project will be 21 million

dollars. McKinney Housing Authority will most likely apply to MCDC for support of the Newsome Homes project next year.

**13-1129** Marketing Report.

- Raytheon held private events on October 8<sup>th</sup> and 9<sup>th</sup> to recognize the headquarters relocation from El Segundo, California to McKinney.
- Emerson Process Management will hold a small grand opening on November 8<sup>th</sup>.
- The MEDC 20<sup>th</sup> Anniversary event has been scheduled for December 12<sup>th</sup>.
- MCDC has received media coverage recently for approval of the aquatic center and the PSA indoor sports facility. Articles from Dallas Business Journal, TownSquare Buzz, and McKinney Courier Gazette were shared with the board.
- The City of McKinney IT department has been working with Cayti Huston to create an interactive map that will show MCDC projects and all city parks.
- A McKinney businessman, Jason Adams, will be featured with his wife on the TV program "Shark Tank" October 25<sup>th</sup>.
- The Guitar Sanctuary and Sanctuary entertainment venue will have a grand opening November 9<sup>th</sup>.

**13-1130** Executive Director's Report

- Weekly conference calls and bi-weekly construction meetings on the hotel/event center project continue. The developer is scheduled to submit an application for Core and Shell on November 19<sup>th</sup>.
- Meeting dates for the November and December board meetings were discussed. The board approved scheduling November 21<sup>st</sup> and December 19<sup>th</sup> as dates for regular MCDC board meetings in those two months.
- Invitations to submit nominations for individuals to be considered for MCDC's 2014 Quality of Life award will be extended in November. The board will vote on Q of L nominees at the January meeting.
- The FY 14 calendar for Promotional and Community Event Grant and Project Grant cycles was shared with the board.
- Dates for a strategic planning meeting and need for securing a facilitator were discussed. Board consensus was to schedule the strategic planning retreat on December 19<sup>th</sup> following the regular board meeting and to utilize the format used in previous years but without a facilitator.

Scott Elliott left the meeting at 8:50 a.m.

Kurt Kuehn commented that the hotel aesthetics seem to be on the radar of people in the community. Mr. Fuller indicated a meeting is being scheduled to discuss changes to the exterior. There are a range of options, but any change will need to meet Sheraton design standards.

Council member Roger Harris expressed concern about the aesthetics of the hotel. Council member Travis Ussery shared his concern. Council

member Geralyn Kever stated the McKinney Sheraton Hotel will set the tone for the whole 90 acres of development at the Gateway site.

Kurt Kuehn asked if there had been renderings of the inside of the hotel distributed. City Manager Jason Gray stated there have not been inside renderings, but Sheraton has tight design standards.

David Clarke stated he felt the hotel will be world class, and will be a significant contribution to the community.

Councilman Harris shared there had been a very positive article on the Sheraton in Marketwatch.com recently.

Chairman Fuller asked the board members to turn in their liaison assignment preferences to the Executive Director.

Michael Puhl made a motion to adjourn the meeting. The motion was seconded by David Clarke. The motion was voted on and passed.

The meeting was adjourned at 9:16 a.m.

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GEORGE FULLER  
Chairman