

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

MAY 22, 2014

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on May 22, 2014 at 8:00 a.m.

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

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

There were several guests present.

14-496 Minutes of the McKinney Community Development Corporation Board Meeting of April 24, 2014. Michael Puhl made a motion to approve the minutes. The motion was seconded by Kurt Kuehn, voted on and passed.

14-497 Financial Report. Trudy Mathis provided the monthly financial report. The finance department is working on a cost allocation plan for some of the external groups (MCDC, MEDC, MCVB, and MADC). The finance department is also preparing a sales tax analysis. The fiscal year is fifty eight percent complete and revenue is slightly higher than projected. During a review of checks disbursed, Mr. Kuehn requested clarification regarding a payment made to "Strikes Against Cancer." It was confirmed the payment was a reimbursement for qualified expenses incurred in promotion of the annual Strikes event, in accordance with a grant from MCDC.

14-498 Board and Liaison Updates

Board Chair

- The Smiles Charity is Sunday, May 25th. Bret Michaels will be the headline performer. George Fuller encouraged the board to attend the event.
- Mr. Fuller provided details regarding the 30th Annual Memorial Day Tribute at Pecan Grove Cemetery.
- The "Bike the Bricks" race in downtown McKinney is Friday, May 23rd.
- Mr. Fuller announced Connie Gibson had submitted her resignation from her position at MCDC. He thanked her for her work with MCDC.

Chamber of Commerce

- The Leadership Class held their graduation on May 15th at The Sanctuary.
- Applications are being accepted through June 13th for the Leadership McKinney class of 2015.
- Buy Local-materials will be handed out during the "Bike the Bricks" and Smiles Charity concert events.
- The Chamber quarterly luncheon will be May 22nd. The speaker is Lt. Colonel Kevin Sweeney

- McKinney Magazine will have an unveiling May 29th. The June magazine will feature “25 Women in Business” and an article on the Collide Center.
- The Chamber Golf Classic will be played June 2nd at the Stonebridge Ranch Dye Course.
- The Serve McKinney Open House will be held at Collin Higher Education Center on June 11th. McKinney citizens that attend the event will have an opportunity to obtain information regarding City boards and commissions, plus several non-profit organizations. The event is being sponsored by MCDC.

City of McKinney

- The North Texas Municipal Water District report shows that the water shortage in North Texas continues to get more serious. Additional steps to conserve water may be implemented soon.

Main Street & MPAC

- “Bike the Bricks” is Friday, May 23rd. This year’s preregistration of cyclists has exceeded the total number of registered participants from last year’s event. The event this year includes an expanded consumption area with six food trucks, a free Kids Course, and a beer garden.

McKinney Convention & Visitor's Bureau

- McKinney has been featured in Texas Highways magazine as #17 of the Top 40 Travel Destinations in Texas.
- MCVB staff recorded 207 walk-ins to the MCVB office this past month.
- 223 hotel rooms were booked with MCVB assistance in April.

McKinney Economic Development Corporation

- MEDC staff has been negotiating several large projects and there are several very close to coming to fruition.
- MEDC is negotiating a master development agreement with Lincoln Properties for the 58 acres owned by MEDC at the Gateway site.
- Two projects were announced recently. Both are businesses that will be located at McKinney Airport.

McKinney National Airport

- Monarch Air and First Flight have announced plans to relocate to McKinney National Airport.
- A committee has been formed to develop a strategic plan and set priorities for the airport. The committee is comprised of three MEDC board members, three MADC board members, and three City Council members.
- A recent survey of pilots ranked the McKinney FBO as #1 in the nation. The survey also ranked the McKinney control tower #1 in the nation.

Parks, Recreation & Open Spaces

- Bonnie Wenk Park phase II construction will begin soon.
- PROS is waiting for the land next to Scott elementary (Frisco ISD) to be deeded over to the City so that public input meetings with neighborhood residents can be scheduled and the planning phase can begin. Construction of the school is expected to be completed in time for the beginning of the next school year.
- The hike and bike trail signage is in the design stage. The PROS

department will bring a mock up to the June meeting of the MCDC board.

- 14-499** TAPS Public Transit Update. TAPS Public Transit provided a presentation on services offered and plans for future development. TAPS is governed by a fifteen member board, and services seven counties in North Texas. TAPS has been providing service in McKinney for one year. Ridership has increased from 1,928 in July 2013 to 4,179 in April 2014. TAPS provides fixed route and on-demand service. Future plans call for an increase in the number of fixed routes in McKinney. Over the past year, TAPS has worked with the City to provide transportation during events such as Oktoberfest, Bike the Bricks, and Mickey Mantle World Series. TAPS is supported by federal, state and local funds.
- 14-502** Conduct a public hearing to consider/discuss Project #14-06 as submitted by Samaritan Inn for \$200,000 for infrastructure costs for new 23,000 square foot state-of-the-art family shelter. Jim Malatich reported that Samaritan Inn purchased fifteen acres of land one quarter mile from the current facility in May 2013, which will be the site of the new family shelter. Last year more than 3,000 people had to be turned away because of lack of space at the shelter. The new shelter will accommodate 100 families. The cost for Phase I construction is \$7,000,000. Samaritan Inn has raised \$2,800,000 and has received \$400,000 from Collin County. If funded, a grant from MCDC will be used for infrastructure costs.
- 14-503** Conduct a public hearing to consider/discuss Project #14-07 as submitted by McKinney Housing Authority request for \$500,000 for the redevelopment of Newsome Homes into a senior housing community. Will Henderson addressed the board. He stated this was a request to revisit the earlier project application and funding approved by MCDC. Funds are needed to bridge a gap of approximately \$1,000,000 for the redevelopment of Newsome Homes into a seniors-only development. MHA has applied for CDBG and FHLB grants. They are in the process of applying for TIRZ funding. It is anticipated that decisions on those pending applications will be made by the end of August. The new property will have eighty units. Newsome Homes currently has 64 units. Michael Puhl made a motion to close the public hearings. The motion was seconded by David Clarke. The motion was voted on and passed.
- 14-500** Marketing Director's Report. Cayti Stein reported on media coverage that MCDC and City of McKinney had received lately. She is continuing to work on the GIS map that will be on the website. The map will show City

Parks and MCDC projects.

- 14-501** Executive Director's Report. Cindy Schneible Reported that the 2014 Leadership McKinney class held its graduation event May 15th and included board member Kurt Kuehn as one of the graduates. The PSA construction is progressing. The walls will go vertical in June, and the roof should be completed in July. The aquatic facility steering committee will have their third round of design workshops May 28th and 29th. The board reviewed the draft budget for FY 2014-15. The revenue is expected to increase by 3%. More funds have been budgeted for training in the coming year. The allocations for PROS funding has been tentatively lowered from 35% to 30% as a result of funds dedicated to the McKinney Aquatic and Fitness Center. The logo for the "My McKinney" campaign was shared with the board.

Board members shared comments on the two prospective projects during board members comments portion of the agenda.

Scott Elliott made a motion to adjourn the meeting. The motion was seconded by David Myers and voted on. The motion passed.

The meeting was adjourned at 10:12 a.m.

GEORGE FULLER
Chairman