

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 1, 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 1, 2013 at 7:45 a.m.

Chairman George Fuller called the meeting to order at 7:50 a.m.

Board members present: George Fuller, Kevin Griffin, Dan Hall, Michael Puhl, and Scott Elliott. Board members Jason Burress and Colleen Smith were absent.

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

There were several guests present.

- 13-731** Consider/Discuss/Act on Aquatic Facility Project and Recommendation to City Council. Scott Elliott provided information on budget estimates should MCDC fund an aquatic center. Mayor Loughmiller commented that aquatic centers typically do not break even in their first year of operation. Scott Elliott stated that he did not include revenue gained from competition rental in his spreadsheet.
- Parks, Recreation and Open Space Director Lemuel Randolph stated that the rule of thumb for construction of a facility is 27 months from design to end of construction. George Fuller stated he felt that a facility similar to Tom Muehlenbeck Center in Plano is what he would recommend to Council. Mr. Randolph agreed, but felt some tweaking would be in order. Kevin Griffin asked about the need for eight or ten lanes. Mayor Loughmiller said he thought ten lanes would be better for competition and revenue stream. Chairman Fuller stated a facility similar to Muehlenbeck would cost between 28-30 million dollars. Mr. Griffin asked the Mayor what he felt City Councils' response to a 30 million dollar recommendation would be. Mr. Loughmiller stated it did not bother him, but would want to make sure all Council members understand the MCDC bonding and debt service capacity. He stated that City Council has deferred to the MCDC board to investigate best options. City Council

and other entities have been in discussions since 2002 about McKinney's need for recreational facilities. MCDC is charged with dedicating ½ cent sales tax to public use projects. An aquatic facility funded by MCDC will be a public use facility. He stated that City Council decisions always come down to what the benefit to the public is.

George Fuller stated he felt that an NRH2O type facility is not right for a community facility in McKinney. That type facility is more a tourist destination, and less a community amenity. Mr. Loughmiller concurred, stating that type facility would be more for private developers, or an MEDC kind of project.

Executive Director Cindy Schneible stated the fitness component is an important part of a facility.

George Fuller polled the board to see if all were in favor of moving forward with a recommendation of a Muehlenbeck type facility. All board members were in agreement.

Brian Loughmiller suggested setting up a joint City Council/MCDC work session. He stated the spreadsheet that was handed out by the Executive Director, and Scott Elliott's spreadsheet were both very helpful.

Dan Hall stated he felt the board needed to have all their ducks in a row before presenting to Council. What is the City Council time frame expectation for presentation? Mayor Loughmiller said August was the original timeframe. He stated that if after presenting to Council they don't vote in favor it won't be because the board wasn't prepared; it would be because they have other priorities for things that need to be funded. He recommended the board be prepared with a presentation at the joint work session.

The date discussed for a joint work session was August 19th. Mayor Loughmiller stated he can call a special work session, possibly a lunch meeting.

Lemuel Randolph stated Dwayne Brinkley will want to know the scope of

the project in order to provide thorough analysis.

Kevin Griffin made a motion to adjourn the meeting. The motion was seconded by Scott Elliott. The motion was voted on and passed. The meeting was adjourned at 8:53 a.m.

GEORGE FULLER
Chairman