

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

DECEMBER 18, 2018

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on December 18th, 2018 at 8:00 am.

Board members Present: Chairman Jason Burress, Vice Chairman Paul Merritt, Secretary/Treasurer Brian Loughmiller, Patrick Cloutier, Kenneth Sipiora, Joe Minissale and Michael Jones

Absent: Director of Business Retention & Expansion and Emerging Technology John Valencia

Staff Present: President Peter Tokar, Executive Vice President Abby Liu, Director of Business Development Bruce Coleman, Business Development Specialist Madison Clark, Administrative Assistant Deana Smithee, MEDC Temporary Administrative Assistant Joanne Isom, Councilman Scott Elliott, Mayor Pro Tem Tracy Rath, Mayor George C. Fuller, City Manager Paul Grimes, MEDC Attorney Mark Houser.

There were no guests present.

Chairman Burress called the meeting to order at 8:00 am after determining a quorum present.

Board members unanimously approved the motion by Board member Minissale, seconded by Secretary/Treasurer Loughmiller, to approve the following consent items:

18-1073 Minutes of the McKinney Economic Development Corporation Meeting of October 22, 2018.

18-1074 Minutes of the McKinney Economic Development Corporation Meeting of November 20, 2018.

18-1075 Chairman Burress called for Board and Liaison Updates.

City of McKinney – City Manager Paul Grimes reported the bond committee has completed three out of four meetings. The fourth meeting will be held on January 9th. At that time the bond committee will advise City Council on a bond election. City Council will need to make a decision by February 15th, 2019 for a May 2019 bond election. The Rotary Parade

will be held on December 20, 2018 at 7:00 pm at the downtown square. Mr. Grimes commended the McKinney ISD, McKinney Convention and Visitors Bureau, and the City staff for hosting the NCAA Division II Football Championship game. The feedback was extremely positive from fans and the NCAA. The City completed its second annual Leadership Academy. This is a 9 to 10 month training program for supervisors and managers. The Chamber and the City have collaborated to create a Developers Advisory board. The inaugural meeting was last week and consisted of various developers within the community to discuss issues and what the city can do to best meet the needs of the community. The Annual Citizen survey will be sent out mid-January 2019 by the National Research Center out of Boulder Colorado. This survey takes place every other year and allows us to compare how we are performing against other cities.

18-1076 Chairman Burress called for the Consideration/Discussion of the MEDC Staff Monthly Report. President Tokar thanked the City, City Council members Jason and the board for their support and attending the Welcome Reception. On December 6th we held our annual holiday celebration. A big thank you to Mark Houser for his generous sponsorship as well as Mayor Fuller for sponsoring the venue and the entertainment, we greatly appreciate your generosity. President Tokar reported, we submitted our annual KPI (Key Performance Indicators) report to the City, City Council and the Board. The current KPI's are not true Key Performance Indicators. I am working with City staff to redefine these. We will expand on some of the metrics and will remove others that are not true measurables. I will present the new KPI's to the Board in January.

18-1077 Chairman Burress called for the Consideration/Discussion/Action on October Financials. Board members unanimously approved the motion

by Secretary/Treasurer Loughmiller, seconded by Vice Chairman Merritt,
to approve the October Financials.

Chairman Burress called for Citizen Comments and there were none.

Chairman Burress called for Board comments and there were none.

Chairman Burress recessed the meeting into Executive Session at 8:19 am. In Accordance with the Texas Government Code: A. Section 551.071 (2). Consultation with General Counsel on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any: B. Section 551.087. Deliberation Regarding Economic Development Matters • Project Elsa • Project Empire • Project Tahiti C. Section 551.072. Deliberations about Real Property • Master Development Agreement by and among The City of McKinney, McKinney Economic Development Corporation, McKinney Community Development Corporation, KDC Real Estate Development & Investments, LLC, Columbus Realty Partners, LTD, and M & R Investors, LLC. Chairman Burress reconvened the meeting to open session at 9:43 am. Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Minissale, to approve the amendment to the Project Tahiti agreement as discussed in executive session. Board members unanimously approved the motion by Vice Chairman Merritt, seconded by Board member Jones, to approve the amendment to the Master Development Agreement by and among The City of McKinney, MEDC, MCDC, KDC, Columbus Realty Partners and M & R Investors, LLC as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Merritt, seconded by Chairman Burress, to approve. Chairman Burress adjourned the meeting at 9:51 am.

JASON BURRESS
Chairman