

**McKinney Community Development Corporation
Regular Board Meeting
September 30, 2010**

The McKinney Community Development Corporation (MCDC) met in regular session in the Dowdy conference room located at 321 North Central Expressway, Suite 200, McKinney, Texas at 8:00 A.M. on September 30, 2010.

Board members present were; Chairman Ray Eckenrode, Vice-chair Bill Campbell, James Lane, Tracy Rath, George Fuller, Jason Burress, Kevin Griffin. Council liaison Pete Huff was absent. Council member Ray Ricchi was in attendance in Mr. Huff's absence.

Staff present; Executive Director Cindy Schneible, and Administrative Assistant Connie Gibson.

There were several guests present.

The chairman called the meeting to order at 8:06 A.M., after determining a quorum was present. Mr. Eckenrode asked for review and approval of the MCDC board meeting minutes for August 19, 2010. There were no comments. The board unanimously approved (7-0) the motion made by Tracy Rath and seconded by Kevin Griffin.

The board had no discussion on the check requests for the month of August, 2010.

Jason Weeks provided the financial report. There was \$811,705 received in sales tax for the month of August. This is down approximately 4.7% from August, 2009. The amount received from State Comptroller for the month of August is \$606,787. This is even with what was received September, 2009. The year- end projections indicate that the amount received for the fiscal year should be close to eight million dollars.

Mr. Eckenrode announced a change in the order of the agenda. The liaison reports were given next.

Jim Young reported on the McKinney Economic Development Corporation. He stated that MEDC had given incentives to a medical call center in a building located in the historical downtown area. The incentives will involve renovations to the building. Blue Mountain has opened a 108,000 square foot distribution center near the McKinney airport.

The Chamber of Commerce report was given by Jason Burress and Bill Campbell. The Chamber will be holding a membership drive October 19-21. Bill White, candidate for governor, was the featured speaker during a Good Morning, McKinney breakfast September 23rd. The quarterly membership luncheon October 12th will have Congressman Sam Johnson speaking on the effect of healthcare reform on the business community.

Tracy Rath presented the McKinney Convention and Visitors Bureau report. The MCVB has given support to the month long Bloomin' to Boomin' event. This event will run the month of June and end with the July 4th activities. The planning for this event is being done through a collaboration of a wide variety of groups.

The chairman announced a public hearing would be held to discuss, consider and possibly take action on an application submitted by City of McKinney Parks, Recreation and Open Spaces requesting \$226,620 for the purchase of a Bobcat, truck and trailer, pool equipment and repairs, and Community and Senior center flooring and equipment. Lemuel Randolph addressed the board. Mr. Randolph stated the Bobcat would be used to maintain the trail system. The fitness equipment in the community center is fifteen years old. Replacing that equipment would complete the fitness equipment updating throughout the city facilities. He stated the pool furniture at the two aquatic centers needs to be replaced. There was discussion on the opportunities for naming rights or getting items donated. George Fuller made a motion to close the public hearing. Kevin Griffin seconded the motion. The motion to close the public hearing was voted on and passed unanimously.

Bill Campbell made a motion to approve funding the Bobcat, truck and trailer, for a maximum amount of \$99,000. James Lane seconded the motion. After some discussion a vote was taken. The vote failed (1-6) with James Lane supporting the motion. Chairman Eckenrode stated the whole application will be placed on the October board meeting agenda and voted on then.

Mr. Eckenrode called a public hearing for a request for \$525,000 by the owner of the Flour Mill. The funds would be used to facilitate improvements to the building and to bring the building up to current code requirements. Brad Kidwell, owner of the building, and James Bresnahan, CFO, made the presentation to the board. The mixed use development project will include loft style studios, an event center and conference room. The project will be completed in four phases. Phase 1A would bring the building up to code requirements, and improve the curb appeal of the exterior. The first floor of the four story building, the two story building and construction of an event center would be included in this phase. Mr. Bresnahan stated that a \$2.2 million grant has been approved by the Regional Transportation Council to fund public and streetscape improvements that include a storm drainage system, parking lanes, sidewalks, intersection improvements and streetscape improvements around the Flour Mill. The request to MCDC is 27% of the cost of the work that will be completed in Phase 1A. Jason Burress made a motion to close the public hearing. Bill Campbell seconded the motion. The motion to close the public hearing was voted on and passed unanimously (7-0). There was no action taken on the request.

The chairman called for a break at 9:34 a.m.

The meeting was called back into session at 9:40 a.m.

A public hearing was called on a grant application requesting \$40,000 by the Samaritan Inn for building renovations that will allow expansion of services to families in

need of housing. The request was presented by Jim Malatich, Director of Operations for Samaritan Inn. George Fuller made a motion to close the public hearing and approve funding of the project. Tracy Rath seconded the motion. The motion passed unanimously (7-0).

Cindy Schneible gave the Executive Director's report. She thanked two new board members who will begin their terms in October for attending the meeting. She also expressed appreciation for MEDC for their help and support. She reported the first order of business for the October meeting will be the election of officers, and the appointment of board members to committees. She reminded the board that if board members recuse themselves from a vote due to a conflict of interest, a form that must be filled out signed and filed with the city secretary. There is also a gift disclosure form that board members will need to fill out and sign when receiving a gift from a grant applicant, recipient or party involved in MCDC business. This form will be kept on file in the MCDC office.

Tracy Rath continues to work on the grant application. There is also a draft for a grant cycle calendar. Ray Eckenrode stated he was in support of the grant cycles and grant guidelines.

Additionally, Mr. Eckenrode suggested discussing the percentage of annual revenue the MCDC board was willing to commit to debt service. James Lane expressed concern about MCDC incurring debt. He stated this will hamper the ability of future boards to fund projects. George Fuller stated he is concerned the effect of not funding a project until the CO is given may hamper some applicants. Kevin Griffin was in agreement with Mr. Fuller.

There was some discussion on the name for the small and/or promotional grants awarded by MCDC on a bi-annual basis. Consensus of the group was to use the name "Promotional and Community Event" grants.

Chairman Eckenrode called the meeting into Executive Session at 10:26 A.M.

The meeting was called into Open Session at 10:59 A.M.

There were no citizen comments.

Bill Campbell made a motion to adjourn the meeting. George Fuller seconded the motion. The motion passed unanimously (7-0).

The meeting was adjourned at 11:00 A.M.

Attest:

Ray Eckenrode – Board Chairman

Connie Gibson – Board Secretary