

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**JUNE 25, 2015**

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on June 25, 2015 at 8:00 a.m.

Board members Present: Chairman Scott Elliott, Secretary/Treasurer Colleen Smith, David Clarke, Hamilton Doak, Michelle Gamble and Board Alternate Rick Glew. Board members Absent: Vice Chairman Kurt Kuehn and David Myers. Council Liaisons Present: Mayor Brian Loughmiller, Councilwoman Tracy Rath, and Council member Chuck Branch.

Staff Present: President Cindy Schneible; Interim City Manager Tom Muehlenbeck; Financial Analyst Trevor Minyard; Facilities Construction Manager Patricia Jackson; Director of Parks and Recreation Rhoda Savage; Parks Development Superintendent Tony Nielsen; Assistant Director of Parks and Recreation Ryan Mullins; MEDC Interim President Abby Liu; MEDC Director of Business Retention and Expansion John Valencia; Tourism Services/Sales Representative Vanessa Baggett; and Administrative Assistant Sheri Van Slycke.

There were six guests present.

Chairman Elliott called the meeting to order at 8:02 a.m. after determining a quorum was present.

**15-598** Minutes of McKinney Community Development Corporation Meeting on May 28, 2015. Board members unanimously approved the motion by

Board member Doak, seconded by Board member Gamble, to approve the minutes of McKinney Community Development Corporation Meeting on May 28, 2015.

**15-599** Chairman Elliott called for the May Financial Report. Financial Analyst Trevor Minyard stated the May Financial Report is not only included in the board packet, but also available on the City of McKinney website. The Sales Tax revenue is up by 5%, which includes the interest income that is higher than usual due to the bond proceeds. Operational expenses are at 52%, which is well under the budget. Under the Project Details, in summary, there was quite a bit of activity for the Aquatic Center Design and Pre-construction services, as well the Transient Hangar, Heritage Guild of Collin County, and Celebrating Our Differences. And, finally, sales tax revenue for May 2015, is, as it has been every month this fiscal year, higher than the previous year. Chairman Elliott called for any questions or comments concerning May checks issued, and there were none.

**15-600** Chairman Elliott called for the Board and Liaison Updates.  
City of McKinney – Interim City Manager Tom Muehlenbeck noted that new Council members Chuck Branch and Tracy Rath are in attendance today at the MCDC Board meeting. The City Manager's team is working on the Fiscal Year 2016 annual budget and has met with all the M boards

and department heads to develop an overall budget to take to Council.

McKinney Convention and Visitors Bureau - Tourism Services/Sales Representative Vanessa Baggett reported over 158 visitors to the MCVB in May, which included 75 from out-of-state, 18 from out-of-country, 48 Texas residents, and 17 McKinney residents. MCVB assisted in booking 410 hotel rooms with revenue of \$55,343. Strikes Against Cancer brought in 142 hotel rooms, and Bike the Bricks, 19 rooms. Sales calls for May were 13 association calls, 18 corporate calls, and staff met with 25 Oklahoma tour operators. The Willets Sew & Vac Tradeshow is still high on the priority list to accommodate for July 2016. MCVB processed 3112 mail leads from Tour Texas, Southern Living, and Texas State Travel Guide. MCVB is running an ad for a summer leisure market campaign in Austin and the San Antonio area. Staff is hoping to receive an executed contract for the Texas Fly Fishing Festival this week, and the press release will go out soon after.

McKinney Economic Development Corporation - MEDC Interim President Abby Liu reported the resignation of Mr. Jim Wehmeier as President of MEDC, and Ms. Liu has been designated the Interim President until a new President is appointed. MEDC staff member Chad Walker is currently traveling to Chicago for site selector meetings. Staff had a debriefing from the Project Ernst team indicating how pleased they were with Mr. Muehlenbeck and the MEDC team's performance during the

negotiations. Project Catch is moving along smoothly, and we hope to have some finalization with the Project Catch team soon.

Parks and Recreation - Director of Parks and Recreation Rhoda Savage reminded the board that the Aquatic and Fitness Center groundbreaking is 9:00 a.m. July 20<sup>th</sup>. Parks and Recreation will have a public meeting on July 9<sup>th</sup> regarding the Gabe Nesbitt Park Master Plan update at the John and Judy Gay Library for the purpose of hosting a work session for public input on the park plan. Staff would like to invite the City Council, the City Manager, and the MCDC board to join the meeting for a round table type discussion. The Master Plan is in process, staff is currently working on a schedule, and kick-off meetings. Assistant Director of Parks and Recreation Ryan Mullins encouraged everyone to attend the big Red, White and Boom event on July 4<sup>th</sup> at 5 p.m.

**15-601** Chairman Elliott called for the Marketing Report. President Cindy Schneible indicated Marketing Director Cayti Stein's report has been distributed to the board for review. The report includes a summary of the events that MCDC has sponsored.

**15-602** Chairman Elliott called for the President's Report. President Cindy Schneible highlighted a few items on her written report. Since the board approved adopting paperless board meetings, Ms. Schneible indicated budget has been identified for the iPads for 2015 and they have been ordered. The electronic invitations for the Aquatics Center

groundbreaking will be sent out next week, but there are hard copies available now for the board's convenience. Included in the board packet is the final report from Strikes Against Cancer, and the data gathered from that event indicated there was a significant economic impact on the community. MCDC has been notified the first payment for debt service will be due in August for just under \$361,000.

**15-603** Chairman Elliott called for the update on PSA-McKinney - Don Blackwood, General Manager provided a short presentation on the successes of PSA-McKinney. Bill Wadley, Board Chair presented a check for \$1,000,000.00 to President Schneible as their first installment on loan repayment.

**15-604** Chairman Elliott called for the Consideration/Discussion/Action on the Request from Samaritan Inn to Extend the Termination Date for Use of MCDC Funds Granted for Project #14-06 to October 31, 2015. Samaritan Inn Executive Director, Lynne Sipiara and Chairman of the Land Committee, John Festa reported that due to staff changes and some delays in securing required permits, the Samaritan Inn was requesting the MCDC board to grant an extension on use of funds to October 31, 2015. Board members unanimously approved the motion by Board member Doak, seconded by Board member Smith, to approve the request from Samaritan Inn to extend the termination date for use of

MCDC funds granted for Project #14-06 to November 30, 2015, instead of October 31, 2015.

**15-616** Chairman Elliott called for a Public Hearing on Project #15-04, a Request Submitted by the City of McKinney, Parks and Recreation Department in the Amount of Five Million Five Hundred Thousand Dollars (\$5,500,000) for Park Land Acquisition, Professional Design Development Services, Park Construction and Improvements. Director of Parks and Recreation Rhoda Savage gave a thorough presentation outlining existing and planned parks, aquatics and community facilities, and trails and bikeways. She reviewed the initial 10 year Capital Improvement Plan (CIP) and the current items included in the five year CIP. Ms. Savage provided a recap of previous projects and identified and presented projects for MCDC consideration for 2015-2016 funding. The proposed projects for MCDC 2015-2016 consideration are: \$500,000 for the Scott Elementary School Neighborhood Park; \$250,000 for the ADA Accessibility Transition Plan; \$1,500,000 for the Gabe Nesbitt Park parking lot; \$3,000,000 for the Gabe Nesbitt Park Tennis Courts; and \$250,000 for additional enhancements and/or capital equipment purchases; for a total of \$5,500,000.

Chairman Elliott called for citizen comments and there were none.

Chairman Elliott called for board comments. Mr. Glew stated his appreciation for how well Mayor Loughmiller and Police Chief Greg Conley handled the recent news coverage of the incident with one of our McKinney police officers. Chairman Elliott expressed his kudos to Trevor Minyard, Rodney Rhoades, and the entire Finance Department for their hard work in creating the online interactive financial reports on the City's website. He went on to comment that McKinney should be so very proud of the efforts put forth by MCDC, the Parks and Recreation team, the Development Services staff and many other people directly involved in the Aquatics and Fitness Center. Mr. Elliott continued that the City of McKinney is blessed with how many community leaders have stepped forward to donate their time and money to serve on City Council and the various city department boards.

Board members unanimously approved the motion by Board member Clarke, seconded by Board member Gamble, to adjourn. Chairman Elliott adjourned the meeting at 9:06 a.m.

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SCOTT ELLIOTT  
Chairman

ATTEST:

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Colleen Smith  
Secretary/Treasurer