

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JUNE 27, 2013

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on June 27, 2013 at 8:00 a.m.

Chairman George Fuller called the meeting to order at 8:02 a.m.

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

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

There were several guests present.

**13-626** Minutes of the McKinney Community Development Corporation Board Meeting of May 23, 2013. Board member Scott Elliott made a motion to approve the minutes. The motion was seconded by Dan Hall. The motion passed.

Colleen Smith entered the meeting at 8:03 a.m.

**13-625** May 2013 Financial Report. City of McKinney CFO Rodney Rhoades reported the sales tax receipts continue to come in strong. Revenues for the year are up 7.8% over 2012.

**13-627** Checks Issued May 2013. A question was asked about the \$5,000 check request for aerial videography with Harcourt, LLC.

**13-628** Board and Liaison Updates

### Main Street & MPAC

- The July 4<sup>th</sup> Red, White and Boom! event has been scheduled with a downtown parade, car show off the square, food and activities, and fireworks at the soccer fields at Craig Ranch.

McKinney Convention & Visitor's Bureau

- The “Strikes Against Cancer” ball tournament was very successful.
- McKinney Ladies Association hosted a “crawl” on the square in May. Fourteen merchants on the square participated in the event.
- “Bike the Bricks” was held May 24<sup>th</sup> in downtown McKinney.
- There were a total of 184 hotel rooms booked during the month of May. 113 of the rooms were from the “Strikes” ball tournament.
- MCVB is partnering with WFAA on Bride365.com to help establish McKinney as a premier wedding destination.
- A part time person will be hired to work Saturdays and two days during the week.
- The grand opening of the “Made in McKinney” store within the MCVB office will be held July 17<sup>th</sup>. The McKinney merchandise has been very well received.
- New signage has been placed outside the MCVB office.

McKinney Economic Development Corporation

- The ground breaking for the Corporate Center at Craig Ranch June 13<sup>th</sup> went well.
- President/CEO Jim Wehmeier recently attended the TexasOne Business Recruitment Mission in New York and Connecticut. Many good contacts were made during the trip. Seven meetings with site selectors and several project RFP’s have resulted from the trip.

Parks, Recreation & Open Spaces

- The grand opening for Bonnie Wenk Park is scheduled for July 19<sup>th</sup>. The festivities will include a concert, funded with a grant from the Arts Commission, and food trucks.
- The PROS department will host the Red, White and Boom! evening activities at Craig Ranch. There will be fireworks, live music, and food starting at 7:00 p.m.

**13-629** Consider/Discuss Quality of Life Survey Results. Raymond Turco presented the results from the quality of life survey. The survey had two components: a telephone survey and an online survey. Mr. Turco

discussed the survey responses to overall quality of life questions and more detailed questions designed to secure resident input on potential athletic/community facilities including an aquatic center. Mr. Turco also discussed demographics of respondents and similarities and differences in responses for both components of the survey.

**13-631** Consider/Discuss/Act on Project #13-06 as submitted by Heard-Craig Center for the Arts requesting \$119,582 for the installation of a fire suppression system in the Heard-Craig House. Kevin Griffin made a motion to approve the request for \$119,582. Michael Puhl seconded the motion. The motion was voted on and passed unanimously.

**13-632** Consider/Discuss/Act on Project #13-07 as submitted by Heard Natural Science Museum requesting \$9,780 for construction and installation of two signs to direct visitors to the sanctuary. Scott Elliott made a motion, seconded by Dan Hall, to approve the \$9,780 request. The motion was voted on and passed.

**13-633** Consider/Discuss/Act on Project #13-08 as submitted by McKinney Sports Connection requesting a loan guaranty to secure financing of \$11.9 million for construction of an indoor multi-sport facility for recreational youth sports in McKinney; \$250,000 in operating capital for first year; funds for short-term operating shortfall in years 1-3 of \$500,000 and 9 acres of land for initial construction. George Fuller stated he thought the project should be tabled in order to give the board time to undertake due diligence on the proposal. A motion was made by George Fuller to table the project. Colleen Smith seconded the motion. The motion was voted on and passed unanimously.

**13-634** Consider/Discuss/Act on Promotional and Community Events grant of \$15,000 awarded to McKinney Combat Challenge August 25, 2011. As a result of unanticipated circumstances, The McKinney Combat Challenge event has not taken place. In August, 2012, the MCDC board approved a one-year extension for use of the grant funds. Board members discussed the option of approving an additional extension, or rescinding approval with a request to Combat Challenge organizers to resubmit an application when plans were in place to move forward with the event. George Fuller made the motion to rescind the \$15,000 grant awarded to McKinney Combat Challenge. The motion was seconded by Michael Puhl. The motion was voted on and passed. The board expressed their hope that the organization will submit an application for funding at a later date.

**13-635** Consider/Discuss/Act on recommendation to City Council for an aquatic facility in McKinney. The timeline established to present to Council is August. A special MCDC board work session has been scheduled for July 17<sup>th</sup>. Dwayne Brinkley, principal with Brinkley Sargent will be present to discuss options for size, configuration, and amenities for a potential facility, and options to meet the goal for operational sustainability. Dan Hall stated that he would be ready to move forward with the recommendation to City Council after hearing the presentation July 17<sup>th</sup>. Kevin Griffin agreed.

**13-630** Executive Director's Report. Cindy Schneible reported that the sales tax revenue projection for MCDC in FY 2014 has been increased to \$9.3 million. A legislative wrap-up was provided at the Texas Economic Development Council conference in June: the Legislature approved a reauthorization of the Economic Development act that was set to expire in 2014; three bills, opposed by Texas Economic Development Council, were passed that extend permissible use of the

economic sales tax in Port Arthur, TX, to include job training programs for the unemployed; student housing construction; expanded ability to invest in infrastructure projects. The Gateway developer has shared that both the equity and loan partners have been secured. A stakeholders meeting was hosted by MEDC in May to discuss various land uses for the Gateway property. The vision and options are currently being updated to incorporate the views expressed at that meeting, along with input secured at the joint MEDC/MCDC meeting held in May. MCDC board applicant interviews are scheduled for July 24, 2013.

Research and Marketing Specialist Cayti Huston updated the board on the Commemorative Air Force fly-in that will be held in McKinney October 3-6. Expected attendance is between 4,000 – 10,000 people. The organization is also looking to relocate its headquarters from the current Midland, Texas base. The headquarters will employ 25 – 29 people. The organization will apply for a Promotional and Community Events grant from MCDC.

George Fuller welcomed Councilmen Harris and Pogue and invited their comments and observations. Councilman Harris commented that he had spent a couple of nights in New Orleans recently, and a gentleman, after learning where Mr. Harris was from, commented that he was moving to McKinney by the end of the year. Mr. Harris remarked that having served on Council for two years you get kind of close to things, you see the progress, and he indicated the results of the quality of life survey sum up what he sees. The City cannot do what they do without what MCDC is doing to contribute to the process. It is a major factor in what Council is able to do when you look at the entirety of the projects, and the scope. A large thanks is due to those of you that are contributing to the process. Councilman Pogue concurred with Councilman Harris. He stated it is really where the rubber meets the road with staff and board and commissions like this that really help facilitate quality of life for the community. He asked how many board members were rolling off the board. The answer was three: Fuller, Griffin, and Burrell.

Kevin Griffin stated that he has been on the board for four years, and would really like to see something happen with an aquatic facility before he goes off the board. In his opinion the cost for an aquatic facility cost could exceed \$30 million. That will require bonding. What is the council appetite regarding that? Councilman Harris stated that as liaison he would not want to imply or infer anybody's opinion in the process. Two comments: he stated he was amazed when he ran for Council how many people made comments regarding an aquatic facility. The other comment was that people stated if McKinney is going to build an aquatic facility, it needs to be done right. Kevin Griffin commented that an aquatic facility being built for nine million dollars is not going to happen. Councilman Harris commented that he felt the time was right to do some real community development. Councilman Pogue commented that he understands the survey did not go into the financial aspects of building an aquatic facility, but knows the board investigated other facilities and the operating costs. The costs and amount the city will have to put into a facility will contribute to his decision when it is presented to Council. George Fuller stated that the board has been very focused on the operation and maintenance of a potential facility.

Mr. Fuller asked for Citizen Comments. There were none.

A motion to adjourn was made by Michael Puhl and seconded by Kevin Griffin. The motion was voted on and passed.

The meeting was adjourned at 9:15 a.m.

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GEORGE FULLER  
Chairman