

# McKINNEY ECONOMIC DEVELOPMENT CORPORATION

## SPECIAL BOARD MEETING

February 1, 2011

The McKinney Economic Development Corporation met on Tuesday, February 1, 2011 in the Dowdy Boardroom of the Corporation office. The meeting was called to order at 12:10 p.m. by Chairman Keith Clifton. Board members present were Chairman Keith Clifton, Vice-Chairman Scott Lewis, Secretary-Treasurer Marta Gore, Director Carrie Alfieri, Director Ernest Lynch III, Director Roger Harris, Director Doug Parker and ex-officio member David Brooks (arrived at 12:20).

Staff present was President & CEO David Pitstick, Director of Business Development Jim Young, Marketing Director Sherie Ellington, BREP Director Greg Sims, International Development Director Abby Liu, Administrative Assistant Durinda Fisher and Corporation Attorney Mark Houser.

President Pitstick said the first item on the Agenda was the debt consolidation of projects that the MEDC has been involved for years including the airport improvements and the Gateway Project.

Doug Whitt, Senior VP with Southwest Securities, along with Brian Grubbs with Southwest Securities, was introduced by President Pitstick.

Mr. Whitt handed out to the Board and staff a review of the bond sale results. The winning bid of 3.704% by J.P. Morgan Securities LLC was for airport improvements. There were four bids which represent eight firms total. Mr. Whitt said it was a very aggressive bid and that he was very pleased with the results.

The taxable municipal bond for the land acquisitions bid was made by Morgan Keegan & Co., Inc. which won the auction with a 4.909% bid.

Because of the weather, Attorney Bob Dransfield was unable to attend today's meeting and there may be a need for a second meeting to complete the signatures needed for the documents. Mr. Houser asked Mr. Whitt that since the City Council meeting had been cancelled for tonight's meeting because of weather, how soon does Council need to meet to complete their part of the bond process. Mr. Whitt said he would work with their schedule but it would need to be completed within two weeks from today's date.

On a motion by Marta Gore, seconded by Scott Lewis, the following motion was read by Ms. Gore:

To accept the winning bid submitted by J.P. Morgan Securities LLC and adopt the Resolution authorizing the issuance of the Sales Tax Revenue Bonds, Series 2011. Motion carried.

On a motion by Marta Gore, seconded by Scott Lewis, the following motion was read by Ms. Gore:

Move to accept the winning bid submitted by Morgan Keegan & Co., Inc. and adopt the Resolution authorizing the issuance of the Sales Tax Revenue Bonds, Taxable Series 2011. Motion carried.

Mr. Houser said that Project #11-02 was on Council's Agenda for tonight's meeting but since the meeting had been cancelled it will be placed on their agenda when the meeting is rescheduled. Project #11-02 was tabled until more information is received from the city.

The Board next discussed Project #10-16. The company is currently looking at leasing space at the First United Bank building. The project falls within the Emerging Technology Fund with assistance of a rent subsidy. The Board previously approved to subsidize the company for a three year lease commitment. The company would like for the Board to reconsider a

commitment of a two year lease. Mr. Parker has talked to the company personally and believes they are committed with their goals. Mr. Parker added that the founders of the company live in McKinney. Mr. Sims added that the next phase of the company will be a bigger deal and they would most likely come before the MEDC Board again for assistance.

On a motion by Doug Parker, seconded by Marta Gore, the Board approved staff's recommendation to award the company assistance for a two year lease.

In accordance with TX GOV'T CODE ANN. S 551.071 et. seq. the meeting was adjourned into executive session a 12:55 a.m. The Board adjourned out of executive session into open session at 2:10 p.m.

There being no further business, on a Motion by Marta Gore, seconded by Doug Parker, the meeting was adjourned at 2:15 p.m.

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MARTA GORE, MEDC Secretary-Treasurer