



## McKinney Economic Development Corporation

John Valencia-Director of BREP

February 2018

### Strategic Plan Management & Communicating Results:

#### A. Business Retention & Expansion

- Project Todd - Previous - I was contacted by a development team retained by the client to help navigate their project to build an approximately 100K sf, two story Class A office complex that has 50K sf floor plates. Site would be in the 8-10 acre range. The development team is gathering intel for presentation before the client's December Board of Director's meeting. Early schedule is to have the CO and move in Q4 of 2019 or early Q1 of 2020. Update now for this report: I was contacted within the last week from the Client and shared the following: *We are still in the middle of the programming work with our architect. As soon as we finish up (I imagine sometime in January), the groups will be in touch and then we can discuss next steps. Have a great rest of your year!* Jan 2018 update: I am waiting for word on their December BOD Meeting... and here it is: ...the board is supportive of our ongoing efforts. We're still finalizing the programming / visioning work with Gensler. Once that is complete, we will be around the market looking at potential options. Feb 2018 - No Update at this time from the client.
- Project Sweet - Previous - New Retention & Expansion opportunity is in discussion. With recent discussions and development in our community regarding annexation, this has become a relocation, retention and expansion opportunity. The short term effort will be to maintain current location and have some square footage increases, along with job growth. And over the next 6 to 12 months, to design, build and occupy a totally different location and facility. Update for this report: A Pre Development meeting has been scheduled for January 10<sup>th</sup> between the City Team and the Project Sweet Team to discuss the annexation subject matter and to look at preliminary layout plans of an onsite small expansion for their administrative operations. Jan 2018 update: The Pre Development meeting was held on the 10<sup>th</sup>. Discussion points were on annexation process, potential zoning changes and a development agreement. At this time, major concerns are bring sewer and water to the facilities on the property. Distances of up to 2,000 feet are being discussed and at what cost. Engineering is done on the sewer but remains to be done on water and fire safety needs. Client will be working these



concerns and will come back for another Development Meeting. Project is strong, but still needs time to address. Feb 2018 - Client is still working the annexation subject matter. At this time... quiet.

- Playful - I met with the Playful team on Feb 6<sup>th</sup>. Imagine this... they are only behind schedule two weeks and over budget about 2 mil! It's still a work in process. The interior floors are being installed and once weather warms up a bit, concrete will be poured. At this time the operations team of Playful is hoping to move in at the end of July. Hummm... we'll see. Gage says that's pretty aggressive but that is the push!
- Project Saucer - New opportunity for an(other) expansion of a local business. Initial meeting will be held on January 31<sup>st</sup>. Feb 2018. Met with the executive team on Jan 31<sup>st</sup>. they are still planning on an expansion, but it might be toward the third quarter. I meet with them again in March.
- Project Napkin - Local company looking to expand. Very early discussions
- Project Garden - Local company looking to expand. Predevelopment meeting held on Jan 11th. Ongoing discussions.

## B. Business Attraction

### Marketing/Promotion/Connection Activities:

- NA

### Other:

Paul Grimes', Culture of Innovation groups will be meeting again on February 22<sup>nd</sup> and will be our second meeting. Following is a draft of this upcoming meeting:



# AGENDA (DRAFT)

## Culture of Innovation – Initial Meeting

February 22, 2018

2:00 pm – 4:00 pm

---

Welcome – City Manager Paul Grimes – 5 Minutes

---

Introduction of New Attendees – 5 Minutes

---

Summary from 12/21/2017 Meeting & Review of Notes – 20 Minutes

---

“Charter” Discussion – 40 Minutes

Group will discuss the potential of drafting a “Charter” which would direct the purpose and action of the meetings.

---

Scope of Work – 40 Minutes

Group will solidify the scope of creating a culture of innovation, and begin to identify actionable steps by the individual members and entities towards the overall purpose.

---

Frequency of Meetings/Next Meeting Scheduling – 10 Minutes

Discussion concerning the appropriate frequency of meetings, and identifying a date and time for the 3<sup>rd</sup> meeting.

---

**Notes:**