

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**AUGUST 29, 2017**

The McKinney Economic Development Corporation met in regular session at the John and Judy Gay Library, 6861 Eldorado Parkway, McKinney, Texas, on August 29, 2017 at 8:00 a.m.

Board members Present: Chairman Jason Burress, Vice Chairman Paul Merritt, Secretary/Treasurer Walter Chen and Robert Clark. Absent: Sharon Denny, Randy Page and Kenneth Sipiora

Council members Present: Scott Elliott

Staff Present: President Darrell Auterson, Executive Vice President Abby Liu, Director of BRE/Emerging Tech John Valencia, Director of Marketing and Research Geneva Aragon, Operations/Compliance Administrator Sheri Van Slycke, MEDC Temporary Administrative Assistant Sterrett Coleman, City Manager Paul Grimes, Assistant to the City Manager Trevor Minyard, MCVB Director Dee-dee Guerra, Senior Financial Analyst Eric Corder, Chief Financial Officer Mark Holloway, Chamber President Lisa Hermes, Video Technician Joey Barr and MEDC Attorney Mark Houser.

Chairman Burress called the meeting to order at 8:02 a.m. after determining a quorum was present. Chairman Burress called for action on the consent items.

- 17-798** Minutes of the McKinney Economic Development Corporation Meeting of June 20, 2017.
- 17-799** Minutes of the McKinney Economic Development Corporation Meeting of July 18, 2017.
- 17-800** Minutes of the McKinney Economic Development Corporation Special Meeting of July 24, 2017. Board members, by a vote of 4-0, approved the motion by Vice Chairman Merritt, seconded by Board member Clark, to approve the June 20<sup>th</sup>, July 18<sup>th</sup> and July 24<sup>th</sup> minutes.
- 17-801** Chairman Burress called for Board and Liaison Updates.  
City of McKinney – City Manager Paul Grimes reported staff is in the final budget process and City Council will finalize the budget on September

19<sup>th</sup>. City Council met on August 28<sup>th</sup> to appoint board and commissioner members for the next season.

Chamber of Commerce - Chamber President Lisa Hermes reported the Teacher Breakfast had attendance of a couple of hundred. We finished our round table meetings and the topics were Inclusion and what some of our large employers are doing in order to create a more inclusive workplace to remain competitive. Also, Chamber will be providing a publication with information that would be helpful for businesses that are looking to relocate to McKinney, as well as businesses that are here for access to resources. Last but not least, internally, our staff has been on a very long journey for our reaccreditation through the U.S. Chamber of Commerce. There are nine different sections on the application really dives deep into everything we do from facilities to finance, to programming, to government affairs. McKinney Chamber is currently a four star Chamber and the highest is five stars, hopefully, come November McKinney Chamber of Commerce will have the five star accreditation.

MCVB - MCVB Director Dee-dee Guerra reported the Sheraton was awarded the RFP to host the TACUPA, Texas Association of College and University Police Administrators, which is one of the HelmsBriscoe planners that attended the First Quarter Regional meeting at the Sheraton that the MCVB and the Sheraton worked together to host. Communications Manager Beth Shumate worked with travel blogger Marye Audet, to publish a three page spread in Texas Living Magazine. Staff is still working with Farm and Ranch Freedom Alliance which will be in the downtown area during Oktoberfest. In addition, the Texas Downtown Association will be in McKinney November 8<sup>th</sup>-10<sup>th</sup>. MCVB assisted with 570 rooms for a value of \$54,077 which consisted of seven weddings, four corporate events and two social events.

- 17-802** Chairman Burress called for the Consideration/Discussion of the MEDC Staff Monthly Reports. President Auterson introduced the new MEDC Marketing and Research Director Geneva Aragon. Mr. Auterson continued that City Council selected Joe Minissale, President of Methodist McKinney and Michael Jones, Senior Vice President, Lending at Texas Bank and Trust as the newest members of the MEDC Board. Randy Page and Walter Chen will be greatly missed.
- 17-852** Chairman Burress called for the Update on the Southgate McKinney Project from Master Developer KDC. Bill Guthrey, KDC Senior Vice President introduced Barry Hand, Studio Director, and Principal with Gensler Architecture Firm, of whom provided the updated designs for the Southgate McKinney project. Mr. Guthrey assured the Board that while there is no anchor tenant yet identified, an active campaign for the search is underway. Chairman Burress shared that he, along with Board members Clark and Sipiora, as well as a large number of McKinney staff, attended a number of development meetings to collaborate on the design of the Southgate McKinney project. The results shown here today are a direct reflection of those meetings. The KDC team are doing a great job.
- 17-803** Chairman Burress called for the Consideration/Discussion/Action on June and July Financials. Chief Financial Officer Mark Holloway reported revenue was above budget for by over 17% for both June and July. Sales tax figures came in 11.1% above last year's collection in each June and July. Expenditures continue to be under budget due to savings in rebate expenditures paid out for incentives. For June, MEDC paid \$1.1 million to Paccar, Inc. and for July, \$180,000 to Simpson Strong-Tie. Board members approved, by a vote of 4-0, the motion by Board member Clark, seconded by Vice Chairman Merritt, to approve the June and July financials.
- 17-805** Chairman Burress called for the Consideration/Discussion/Action on Final FY18 Budget for Submission to City Council for Approval.

President Auterson explained that the Board had approved the previous budget proposal at the July Board meeting and the currently presented budget is essentially the same with the exception of the three and a half person staff increase, from seven to 10.5 on the Personnel line item. This final budget, once approved by the MEDC Board, will be presented to City Council within the total budget package for the City. Board members approved, by a vote of 4-0, the motion by Board member Clark, seconded by Secretary/Treasurer Chen, to approve the FY18 budget as prepared and presented by staff.

Chairman Burress called for citizen comments and there were none. Chairman Burress called for Board or Commissioner comments. Chairman Burress expressed his gratitude to Board member Page and Secretary/Treasurer Chen for their service to the MEDC Board. Mr. Burress offered his condolences to MEDC Attorney Mark Houser for the loss of his father.

Chairman Burress recessed the meeting into Executive Session at 8:54 a.m. per Texas Government Code: A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any. Section 551.072. Deliberations about Real Property -Spec Light Industrial Update. Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Burress reconvened the meeting to open session at 9:46 a.m.

Board members, by a vote of 4-0, approved the motion by Vice Chairman Merritt, seconded by Secretary/Treasurer Chen, to approve the amendment to the Playful Corporation loan agreement as discussed in Executive Session.

Board members, by a vote of 4-0, approved the motion by Vice Chairman Merritt, seconded by Board member Clark, to approve the incentive package for Project Edith Ann as discussed in Executive Session.

Board members, by a vote of 4-0, approved the motion by Vice Chairman Merritt, seconded by Secretary/Treasurer Chen, to approve the new logo and color scheme for Southgate McKinney.

Board members, by a vote of 4-0, approved the motion by Board member Clark, seconded by Chairman Burress, to adjourn. Chairman Burress adjourned the meeting at 9:50 a.m.

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JASON BURRESS  
Chairman