

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**APRIL 28, 2016**

The McKinney Community Development Corporation met in regular session in Council Chambers of the Municipal Building, McKinney, Texas, on April 28, 2016 at 8:00 a.m.

Board members Present: Chairman Scott Elliott, Vice Chairman Kurt Kuehn, Secretary David Clarke, Rick Glew and Michelle Gamble

Absent: Treasurer David Myers and Hamilton Doak

City Council Present: Mayor Brian Loughmiller and Councilwoman Tracy Rath

City Staff Present: President Cindy Schneible, Interim City Manager Tom Muehlenbeck, Senior Financial Analyst Trevor Minyard, Director of Parks and Recreation Rhoda Savage, Assistant Director of Parks and Recreation Ryan Mullins, Aquatics and Fitness Manager Teresa Thomason, Main Street/MPAC Director Amy Rosenthal, MEDC Interim President Abby Liu, Director of Strategic Services Chandler Merritt, City Secretary Sandy Hart, Senior Parks Planner Jenny Baker, Parks Planner Jill Yount, MCVB Administrative Assistant Vanesa Rhodes, MEDC Executive Assistant Sheri Van Slycke

There was one guest present.

- 16-441** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of February 4, 2016. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Glew, to approve the February 4, 2016 minutes.
- 16-442** Minutes of the McKinney Community Development Corporation Meeting of March 24, 2016. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary Clarke, to approve the March 24, 2016 minutes.
- 16-443** Chairman Elliott called for the March Financial Report. Senior Financial Analyst Trevor Minyard reported that MCDC revenue is above budget YTD by 8.25%. Sales tax figures are 4.6% above last year's collections

through March. Expenditures are below budget in total, with personnel expenses coming in approximately 30.45% under budget through March. The fund's expenditures continue to be primarily for the McKinney Aquatic and Fitness Center. As of March, MCDC has made over \$8.9 million in expenditures to MAFC construction. One additional note, a construction contract in the City of McKinney had a state mandated audit adjustment during the month of March. This adjustment is reflected in the construction section of the Sales Tax by Industry report. This adjustment caused March 2016 to be 12.57% below March 2015. Mr. Minyard reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

**16-444** Chairman Elliott called for the Board and Liaison Updates.

City of McKinney – Interim City Manager Tom Muehlenbeck reported there are five job searches for department heads currently underway, including MEDC President. The budget process is beginning for Fiscal Year 2017, and most departments have their budgets turned in. Staff has begun work on the city's 2017 legislative agenda, as it looks like the issue of roll back rate on property taxes will come up again. Also, capping revenues could be an issue. Annexation may become a tremendous fight this year. One of the reasons cities in Texas have been successful is due to a comprehensive annexation policy that allows cities to move ahead. The Council is narrowing down the applicants for City Manager, and the finalists will participate in a reception at the Sheraton on May 10 with final Council interviews on May 11. Finally, Craig Ranch made a presentation to City Council for a new resort hotel. Mr. Muehlenbeck has asked Cindy Schneible, Barry Shelton, Mark Holloway, Abby Liu and Chandler Merritt to serve as a committee to review the proposal and see if they can come up with a recommendation to bring back to City Council. Mayor Brian Loughmiller reported the main focus of the City Council is the City Manager search and that is ongoing. Mayor

Loughmiller and Councilwoman Rath have been working with the Parking Committee on short term solutions to the parking issues in downtown McKinney. The enforcement policy impact will be a good indicator of how to move forward. One short-term solution under consideration is to lease a parking lot from the Methodist Church. The City would pay for the lot and that would add about 130 spaces. The Parking Committee has been very active in pursuing options throughout the downtown area, as well as considering how parking apps may come into play.

Main Street & MPAC – Main St./MPAC Director Amy Rosenthal reported MPAC is deep in planning for the seventh Bike the Bricks event. McKinney has one of the most acclaimed racers in the country attending this year, Mr. Dan Holloway, which should increase the visibility for this year's event. There is a beautiful mural going up on the Cadillac Pizza wall funded by the Arts Commission, everyone should be sure to take a look at it. MPAC is booked for the month of May due to graduation parties and dance recitals. The next Friday Night Flicks, will feature The Three Amigos. And, in closing, a part-time police officer has started issuing warnings for parking violations.

McKinney Convention and Visitors Bureau – Administrative Assistant Vanesa Rhodes reported that MCVB assisted with 621 room nights during the month of March, which generated \$77,000 in revenue. The Dairy Practices Council recently made a site visit to McKinney and MCVB is hopeful they will bring their business to the city in 2018. MCVB recently responded to four RFP's. Two were not successful. One was due to the fact McKinney did not have the room availability for the number of people that wanted to attend, and the other, with the Texas Association of Counties, selected Graham and Glen Rose over McKinney. MCVB is hosting the Tae Kwon Do Tournament, and though unable to get the needed room blocks for the contestants, were able to assist with the referees rooms. Finally, MCVB is celebrating National Tourism Week, a

week dedicated throughout the state to encourage citizens to be tourists in their own town.

McKinney Economic Development Corporation – MEDC Interim President Abby Liu reported the EDC has been very busy. On March 30, a prospect came from China for a site visit and Mayor Loughmiller, along with Mr. Muehlenbeck and Chairman Lindsay, hosted a dinner to welcome them. MEDC had their first meeting in the City Council Chambers on April 19 and it went very well. Coming up on May 9, EDC and City Council members will have a joint meeting in Council Chambers. Staff has narrowed down the dates of the Strategic Planning meeting and hired a facilitator to help maximize the effectiveness for the full day meeting.

Parks and Recreation – Assistant Director of Parks and Recreation Ryan Mullins reported there are a few events coming up, such as the Garage Sale and Craft Fair on May 7 at the Old Settlers Recreation Center. The evening portion is the cultural music series kicking off with Latin bands. Two weeks later, a second cultural music center concert is scheduled with Watusi, a Reggae band. In reference to Park projects, staff is working on 90% completion submittals for Bonnie Wenk Phase II.

Board Chair – Chairman Elliott shared his thoughts about meeting in the Council Chambers. While it's good to get the meetings recorded, it seems more impersonal. Council members who sit at this dais on a regular basis know that and have overcome that. On the other hand, its fun to see everybody and we have had a few meetings in the other building that were so crowded, people were standing in the doorways. In this room, we make decisions on a monthly basis that affect a large number of people, and we need not to be afraid to seek out other opinions. The City of McKinney is blessed to have so many willing to contribute their valuable time and energy to serve on boards and volunteer in countless ways. This is not the case in many other cities.

We need to encourage people whenever we can and publicly thank them because people need to know they are valued.

**16-445** Chairman Elliott called for the President's Report. President Cindy Schneible reported that the regular monthly reports were attached to the agenda. First is a recap of the grants that have been approved. Please note, 50% or \$50,000 of the \$100,000 for the promotional grants have been approved. In addition, just under \$400,000 has been approved for project grants in the first cycle. The second application cycle closes April 29 and two applications have come in so far. The Rotary's All Abilities Playground application and an application for a project at the Heard Museum have been received. Ms. Schneible pointed out that attached to the agenda are the recently approved Council goals and strategies for the coming year. In terms of MCDC's strategic planning, Ms. Schneible stated she would like to begin the conversation in May and wrap it up in June. There is a joint meeting with Council on June 8, and input from Council will be important as CDC identifies its goals and priorities for FY 17. In addition, there are several events coming up that are supported by CDC promotional grants, one of which is Tour de Coop. Good Morning Texas show is filming for that event this morning and CDC will promote it. The WERX kicked off their Innovate McKinney contest the week of April 11 and applications are being accepted through May 14. The Smiles Charity concert will take place on Sunday, May 29.

**16-448** Chairman Elliott called for Discussion of the Vision for the McKinney Aquatic and Fitness Center. Director of Parks and Recreation Rhoda Savage introduced the new Aquatic and Fitness Center Manager Teresa Thomason noting how happy and fortunate Parks and Recreation is to have Ms. Thomason join the staff. Aquatic and Fitness Center Manager Teresa Thomason provided a PowerPoint presentation explaining the facility's history, proposed membership policies, a rate comparison with fees charged in area cities, the budget drafted for 2016 and 2017, along

with projections for future operational expenses and proposed pricing.

**16-47** Chairman Elliott called for the Consideration/Discussion/Action on MCDC FY17 Draft Budget. President Schneible reviewed the draft budget for the Board and shared that the Finance committee has approved moving forward with the draft. Board members unanimously approved the motion by Secretary Clarke, seconded by Board member Gamble, to approve the FY17 Draft Budget for submission to the City Manager and Finance staff.

**16-446** Chairman Elliott called for a Public Hearing and the Consideration/Discussion/Action on an Amendment to Project #15-04, to Permit Reallocation of \$250,000 in Funds Approved for Enhancement and/or Capital Equipment Purchases Associated with MCDC Funded Parks Projects as Follows: Two Hundred Twenty Thousand Dollars (\$220,000) Added to Community Center Renovation Budget for Project Construction; Thirty Thousand Dollars (\$30,000) Added to Park Master Plan Update Project for Expansion of Scope to Include Recommendations for City Streetscape Design Standards. Board members unanimously approved the motion by Board member Glew, seconded by Vice Chairman Kuehn, to close the Public Hearing. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary Clarke, to approve the Amendment to Project #15-04.

Chairman Elliott called for citizen comments and there were none. Chairman Elliott called for Board or Commissioner comments and Secretary Clarke mentioned he attended the Arts in Bloom Festival, it was a great event and he appreciates all the efforts that went into it to make it such a big success.

Chairman Elliott recessed the meeting into executive session at 9:07 a.m. per Texas Government Code: Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Elliott left the meeting at 9:30 a.m. Vice Chairman Kuehn reconvened into open session at 9:50 a.m.

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Board members unanimously approved the motion by Board member Glew, seconded by Board member Gamble, to adjourn. Vice Chairman Kuehn adjourned the meeting at 9:51 a.m.

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SCOTT ELLIOTT  
Chairman

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KURT KUEHN  
Vice-Chairman