

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**NOVEMBER 17, 2015**

The McKinney Economic Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on November 17, 2015 at 8:00 a.m.

Board members present: Chairman Lance Lindsay, Vice Chairman Robert Clark, Secretary/Treasurer Jason Burrell, Sheila Johnson and Kenneth Sipiora. Absent: Randy Page and Walter Chen.

Staff present: Interim President Abby Liu, Director of BRE/Emerging Tech John Valencia, Director of Business Development Chad Walker, Executive Assistant Sheri Van Slycke, Senior Financial Analyst Trevor Minyard, Interim City Manager Tom Muehlenbeck, MEDC Attorney Mark Houser, Mayor Pro Tem Travis Ussery and City Council member Randy Pogue.

There were two guests present.

Chairman Lindsay called the meeting to order at 8:01 a.m. after determining a quorum was present.

**15-1157** Minutes of the McKinney Economic Development Corporation Meeting of October 20, 2015. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Sipiora, to approve the Minutes of the McKinney Economic Development Corporation Meeting of October 20, 2015.

**15-1150** Board and Liaison Updates.

City of McKinney: Interim City Manager Tom Muehlenbeck reported the biggest challenge facing the community is the TAPS service discontinuation, except for on-demand medical needs. City Council has a Special meeting at 6:30 a.m. on Friday to discuss the situation. Home for the Holiday's is falling into place nicely and we all look forward to that. Mayor Pro Tem Ussery added we are respectful of the wishes of the citizens of McKinney in regard to the Bond elections.

Main Street/MPAC: Mayor Pro Tem Ussery stated Home for the Holiday's begins November 27<sup>th</sup>. There will be a few new additions this year, including the real 7,000 pound Christmas tree, and the lighting will begin about 6:15 p.m. on November 27<sup>th</sup>, followed by a laser light show at MPAC. On December 12<sup>th</sup>, Dallas Brass and Merry Christmas show will be performing at MPAC.

**15-1151** Director of Business Development Report. Director of Business Development Chad Walker reported on Tuesday, December 1<sup>st</sup> the Bisnow "Dallas 2016: Economic Outlook" with Economist Dr. Mark Dotzour, as speaker. Mr. Walker encouraged any interested board members to attend. Dr. Dotzour is a very engaging and highly sought after speaker.

**15-1152** Director of BRE/Emerging Tech Report. Director of BRE/Emerging Tech John Valencia reported his written report had a small typo under the Emerging Technology heading, it should read as six active companies in the Program, as opposed to five. In deference to time, Mr. Valencia referred the Board to his written report.

**15-1153** Interim President Report. Interim President Abby Liu reported that Mr. David Eisenlohr will give a presentation today concerning the Management Audit, as well as meet with the entire staff individually this afternoon. The interview process for the new Economic Development Coordinator is currently in the second interview stage, and staff intends to make an offer and bring the new Coordinator on board before December 15<sup>th</sup>. The MEDC Holiday Party will be Thursday, December 3<sup>rd</sup> at Rick's Chophouse. New Board/staff photos will be professionally taken before the December Board meeting at 7:30 a.m.

**15-1154** Chairman Lindsay called for the Consideration/Discussion/Action on October Financials. Senior Financial Analyst Trevor Minyard reported the MEDC revenues trended almost even with budget estimates for the first period of FY 2016. Sales tax figures came in 5.13% above last

year's collection in October. MEDC expenditures are significantly under budget due to savings in rebate expenditures paid out for various incentives. However, MEDC is only 3.78% under actual expenditures for the same period in FY 2015. As a reminder, Mr. Minyard reminded the Board that links to all the reports with more detail on the revenues and expenditures are available online. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Johnson, to approve the October Financials.

**15-1155** Chairman Lindsay called for the MEDC Management Audit Firm Presentation. Mr. David Eisenlohr provided an overview of the services provided by the Azimuth Group and specifically what would be accomplished during the process for the MEDC which included a PowerPoint presentation.

**15-1156** Chairman Lindsay called for the Consideration/Discussion of Establishing an Emerging Technology Committee. Chairman Lindsay mentioned the current committee is staffed by himself and Vice Chairman Clark. Chairman Lindsay invited any of the Board members interested in becoming a part of this committee. Mr. Valencia explained the purpose of the committee is to vet, in advance, potential applicants of the Emerging Technology grant process be able to provide a more qualified candidate to the Board for review and/or approval. Board members Sheila Johnson and Ken Sipiora expressed their desire to join the committee. Chairman Lindsay recommended Board member Randy Page for the committee, in his absence, but stated if Mr. Page is unavailable, Chairman Lindsay will fill the position.

Chairman Lindsay called for citizen comments and there were none. Chairman Lindsay called for Board and Commissioner comments and there were none.

Chairman Lindsay recessed the meeting into executive session at 8:40 a.m. per the Texas Government Code 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), Section 551.087 Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Lindsay recessed back to open session at 10:37 a.m.

Board members unanimously approved the motion by Secretary/Treasurer Burress, seconded by Vice Chairman Clark, to approve Project Chart, with the revised terms as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Johnson, to approve Project Cumulonimbus as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Sipiora, to approve Project Camp, per the revision as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Secretary/Treasurer Burress, to approve Project Foam II, per the new offer as discussed in executive session.

Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Johnson, to approve the extension of 90 days for Project Catch, as discussed in executive session.

Board members unanimously approved the motion by Board member Sipiora, seconded by Vice Chairman Clark, to approve the Amended Loan Agreement and to maintain the current offer based on the new information for UPS.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Sipiora, to adjourn. Chairman Lindsay adjourned the meeting at 10:49 a.m.

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LANCE LINDSAY  
Chairman