

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

MAY 26, 2016

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on May 26, 2016 at 8:00 a.m.

Board members Present: Chairman Scott Elliott, Vice Chairman Kurt Kuehn, Secretary David Clarke, Treasurer David Myers, Hamilton Doak, Rick Glew and Michelle Gamble.

Council Liaisons Present: Mayor Brian Loughmiller, Councilwoman Tracy Rath. Council member Chuck Branch also attended.

Staff Present: President Cindy Schneible

City Staff Present: Interim City Manager Tom Muehlenbeck, Senior Financial Analyst Trevor Minyard, Director of Strategic Services Chandler Merritt, Director of Parks and Recreation Rhoda Savage, Assistant Director of Parks and Recreation Ryan Mullins, Aquatics and Fitness Center Manager Teresa Thomason, Parks Planning and Development Manager Jenny Baker, MEDC Interim President Abby Liu, Facilities Construction Manager Patricia Jackson, Airport Director Ken Wiegand, Main Street/MPAC Program Director Amy Rosenthal, MCVB Administrative Assistant Vanesa Rhodes, MEDC Executive Assistant Sheri Van Slycke.

There were five guests present.

Chairman Elliott called the meeting to order at 8:00 a.m. after determining a quorum was present.

16-552 Minutes of the McKinney Community Development Corporation Finance Committee Meeting of April 21, 2016. Board members unanimously approved the motion by Secretary Clarke, seconded by Board member Gamble, to approve the April 21, 2016 meeting minutes.

16-553 Minutes of the McKinney Community Development Corporation Meeting of April 28, 2016. Board members unanimously approved the motion by Secretary Clarke, seconded by Vice Chairman Kuehn, to approve the April 28, 2016 meeting minutes.

16-554 Chairman Elliott called for the April Financial Report. Senior Financial Analyst Trevor Minyard reported revenue is above budget YTD by 6.75%. Sales tax figures are 5.87% above last year's collection through April. Expenditures are below budget in total, with personnel expenses coming in approximately 23.33% under budget through April. The fund's expenses continue to be primarily for the McKinney Aquatics and Fitness Center. As of April, MCDC has expended more than \$12.7 million in for MAFC construction. Mr. Minyard reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

16-555 Chairman Elliott called for the Board and Liaison Updates.

City of McKinney – Interim City Manager Muehlenbeck began his comments by recognizing the contributions made to the City by Trevor Minyard and Chandler Merritt. Mr. Muehlenbeck went on to report that the City of McKinney is selling \$55 million worth of general obligation bonds and \$28 million of water and sewer bonds. The bid process began May 25th. The City Manager position has been offered to Mr. Paul Grimes and he has accepted. His first day will be August 1, 2016. The finalist for the MEDC President has been selected and the contract negotiations are underway. Work on the 2017 Budget is in process and the department directors have submitted all information. The Finance department is finalizing the numbers.

Main Street & MPAC – Executive Director Amy Rosenthal reported having to make a very difficult decision to cancel Bike the Bricks due to extreme weather forecasts. Safety is always the first concern with Bike the Bricks and the predicted weather made it too risky. The community feedback has been one of great disappointment, and there are considerations for changing the date for the future to hopefully avoid the area's rainy season. However, the scheduled free concerts have been moved inside and will proceed as planned. The Best Seat in the House

Campaign for new theater seat cushions has been a great success with several large donations.

McKinney Convention and Visitors Bureau – Administrative Assistant Vanesa Rhodes reported that April provided great results. MCVB worked to help secure 302 rooms which resulted in \$38,000. Some of that was repeat business from “Girl’s Night Out”, social groups, weddings, and associations. The advertising last month was See Texas First, Oxford American, Summer Vacation Guide and the New Orleans Magazine. McKinney received free advertising through Good Morning Texas, as well. The MCVB Communications Manager worked closely with Good Morning Texas to get a five minute segment that featured Mitas Hill. All across the nation, many cities participate in National Tourism Week, which is an opportunity for citizens to be tourists in their own towns. One of the highlighted days of celebration was to have an appreciation day for our first responders. MCVB hosted fire, police and EMT’s to thank them for keeping McKinney citizens safe.

McKinney Economic Development Corporation – Interim President Abby Liu reported MEDC had a very busy month. On May 9th, MEDC had a joint meeting with City Council and May 17th was the monthly board meeting. The MEDC Board has amended one incentive agreement and has approved one project. Last Friday, May 20th, MEDC held a very productive Strategic Planning meeting with a professional facilitator that specializes in economic development. MEDC staff are looking forward to working with the newly appointed President.

Parks and Recreation – Director of Parks and Recreation Rhoda Savage reported June 6th is the joint meeting with the committee doing the comprehensive plan update and City Council. Information shared at that meeting will provide a snapshot of how the Park Master Plan and the Comprehensive Plan are being coordinated. By any standard, it’s clear how special this plan really is. Parks and Recreation will have meetings

in July, August and September to solidify and finalize the Plan Update. Also, Ms. Savage thanked everyone involved in the Topping Out Ceremony. There were over 200 people on site that day and it was a great celebration.

16-558 Chairman Elliott called for the Consideration/Discussion/Action on a Request from the City of McKinney/McKinney National Airport to Extend the Term of the Loan Agreement Executed for Project #14-08 (Transient Hangar Project) from June 1, 2016 to December 31, 2016. McKinney Airport Director Ken Wiegand explained the necessity for the extension request was due to extensive rain and some engineering issues encountered early in the project. Mr. Wiegand stated the expected completion is to be within the next 60 days, however, the end of the year request is a safety net to ensure adequate time to close out management of the project. Board members unanimously approved the motion by Secretary Clarke, seconded by Board member Doak, to approve the extension of the term to December 31, 2016 for the loan agreement executed for Project #14-08.

16-556 Chairman Elliott called for the President's Report. President Cindy Schneible reported MCDC received final reports from the groups that were supported with MCDC promotional grant and are included in the packet for the Boards review. Ms. Schneible mentioned that in order to qualify for a grant, the event must demonstrate their ability to bring people into McKinney for tourism in support of local businesses. The next promotional grant cycle will open June 1st and the applications will be accepted through the end of June. Also included in the agenda packet is a recap of the grants that have been awarded so far this year. There are three project grant cycles per year, and the second cycle presentations will be today with board action scheduled for June. There is a budget balance of \$787,000 to work with for the balance of FY16. Mr. Muehlenbeck, Ms. Schneible and Finance staff met to discuss the

MCDC budget and there are no changes requested at this point. As a reminder, Ms. Schneible highlighted a few events coming up. June 8th is the joint meeting with City Council and the Strategic Planning meeting will be scheduled after the joint meeting to allow for input from City Council. June 9th is Serve McKinney which is an opportunity for residents in the McKinney area to visit booths hosted by not only the City Boards and Commissions, but also nonprofits to learn about the work they are involved in and explore opportunities to serve. On Monday, May 30th, Pecan Grove will host the 32nd Annual Memorial Day Tribute at the Pecan Grove Cemetery, weather permitting. Finally, two other events that CDC sponsored are coming up. One is Smiles Charity on Sunday, May 29th, and The Fairways for Families event will be held on June 28th.

Board Chair – Chairman Elliott commented that this is the time for board and commission appointments. McKinney is blessed to have so many people interested in serving the community. In Mr. Elliott's experience during his first year, there were 23 people that showed interest in serving on the MCDC Board. In addition, Leadership McKinney applications are being accepted, and Mr. Elliott expressed how meaningful his experience with Leadership McKinney had been. Mr. Elliott expressed how gracious Tom Muehlenbeck has been to him and many others during his tenure and he will be sorely missed. Empty Bowls was a great success and many kudos to that team. Mr. Elliott thanked everyone in the room for their presence and for all they do in the community. Councilwoman Rath expressed her appreciation to the MCDC Board for the work they do.

16-557 Present/Discuss the Master Plan for the Expansion of The Courts at Gabe Nesbitt and Associated Park Amenities. Parks Planning and Development Manager Jenny Baker provided the overview of the concept plan presentation for the Tennis Courts expansion. The project includes the expansion of the outdoor courts, a placeholder for a future funded indoor facility, practice areas, a small maintenance facility,

restrooms, landscaping enhancements, trail enhancements, and repurposing of the McKinney Green Garden. Mr. James Williams with Schrickel, Rollins and Associates presented the details of the plan.

16-559 Chairman Elliott called for a Public Hearing and Consideration/Discussion/Action on Project #16-05, a Request Submitted by Heard Natural Science Museum and Wildlife Sanctuary in the Amount of Fifty Thousand Dollars (\$50,000) for Purchase of Equipment, Infrastructure Improvements and Construction Required for the Dinosaurs Live Exhibit. Amount Requested Represents 77% of Total Estimated Project Cost. Heard Museum Executive Director Sy Shahid gave the presentation explaining the equipment and infrastructure improvements necessary for the Dinosaurs Live Exhibit. This year will be the 11th year to bring the Exhibit to the Museum. This project will allow replacement of infrastructure that was put into place in 2006 and is worn out. With respect to the impact of the exhibit, it is the number one draw for visitors. Last year attendance totaled 34,000 with 67% of visitors coming from outside of McKinney. Total revenue generated from the exhibit over the past ten years is between \$1.3 and \$1.7 million. Board members directed questions regarding museum policy for budgeting for maintenance and capital costs to Mr. Shahid and he responded. Board members unanimously approved the motion to close the public hearing for Project #16-05 by Board member Gamble, seconded by Board member Glew.

16-560 Chairman Elliott called for a Public Hearing and the Consideration/Discussion/Action on Project #16-06, a Request Submitted by McKinney Rotary Clubs in the Amount of Two Hundred Thousand Dollars (\$200,000), Plus Contingency for Construction of an All-Abilities Playground in Bonnie Wenk Park. Amount Requested Represents 47% of Total Estimated Project Cost. McKinney Rotary Foundation Chairman Bill Cox presented the request for the All-Abilities

Playground and expressed how important this project, construction of a playground for all children but focuses on play equipment for children with special needs is. Mr. Cox indicated there has been widespread community support expressed for the project both financially and with volunteer hours. Funds raised to date total approximately \$150,000. Board members asked if an amount for the contingency request had been determined. Mr. Cox indicated it had not. Questions and discussion regarding the process that would be followed in the event of a funding shortfall for the project took place. Mr. Cox shared there were additional grant requests totaling approximately \$400,000 pending and they were cautiously optimistic about securing those funds for the project. The goal is to reach \$500,000 in funds raised by the end of June. Rotarian Ms. Rebecca Drekman, MISD Director of Student Services Dr. Stella Stevens and Rotarian Mr. Bob Thomas expressed their strong support for the project. A letter of support sent via email by Ms. Karen Myers was read. Board members unanimously approved the motion to close the public hearing for Project #16-06 by Board member Doak, seconded by Secretary Clarke.

16-561 Chairman Elliott called for a Public Hearing and the Consideration/Discussion/Action on Project #16-07, a Request Submitted by Heritage Guild of Collin County in the Amount of Fifty Thousand Dollars (\$50,000) for Improvements to the Dulaney Cottage, Located at 307 S. Chestnut Street in Chestnut Square. Amount Requested Represents 56% of Total Estimated Project Cost. Board members Glew and Doak recused themselves from the public hearing and discussion for agenda item **16-561** at 9:10 a.m. Executive Director of Heritage Guild of Collin County Jaymie Pedigo provided the presentation explaining the improvement needs of Chestnut Square. Questions regarding plans to raise and allocate funds for the maintenance of Chestnut Square properties were directed to Ms. Pedigo.

She indicated the financial position of the organization was much stronger than it had been a year earlier and they were making great strides in being able to better budget funds to address maintenance needs. Ms. Pedigo was asked if the North Texas Job Corps supported work that needed to be done on the structures at Chestnut Square and she indicated that group had been responsible for refurbishing fences, improving security lighting and stabilizing the porch and kitchen on one of the structures. The value of the volunteer hours provided by the organization totaled approximately \$10,000. Board members approved the motion by Treasurer Myers, seconded by Board member Gamble to close the public hearing with a vote of 4-0-2, with Board members Glew and Doak abstaining. Board members Glew and Doak returned to the meeting immediately following the vote.

Chairman Elliott called for citizen comments. Mr. Lewis McLain, a McKinney resident, expressed his appreciation for the MCDC meetings being held in Council Chambers, and shared his thoughts on the funds being used by the City and the MEDC/MCDC.

Chairman Elliott called for board and commissioner comments. Vice Chairman Kuehn expressed his appreciation to Executive Director Rhoda Savage and the entire Parks and Recreation Department on how well the park facilities are run and maintained.

Board members unanimously approved the motion by Board member Gamble, seconded by Secretary Clarke, to adjourn. Chairman Elliott adjourned the meeting at 9:30 a.m.

SCOTT ELLIOTT
Chairman