

REINVESTMENT ZONE NUMBER TWO

FEBRUARY 6, 2018

The Reinvestment Zone Number Two of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on February 6, 2018 at 5:00 p.m.

Board members Present: Chairman Chuck Branch, Tracy Rath, Charlie Philips, Rainey Rogers, George Fuller, Roger Harris, and Keith Self. Absent: Board members La'Shadion Shemwell and Scott Elliott.

Staff Present: City Manager Paul Grimes; Assistant City Manager Steve Tilton; City Attorney Mark Houser; City Secretary Sandy Hart; Executive Director of Development Services Michael Quint; Chief Information Officer Sid Hudson; Planning Manager Matt Robinson; Chief Financial Officer Mark Holloway; and Assistant to the City Manager Trevor Minyard.

There were no guests present.

Chairman Branch called for action on the following consent item.

- 18-112** Minutes of the Reinvestment Zone Number Two Meeting of December 4, 2017. Board members unanimously approved the motion by Board member Fuller, seconded by Board member Harris, to approve Minutes of the Reinvestment Zone Number Two Meeting of December 4, 2017.
- 18-113** Chairman Branch called for Consideration/Discussion/Action on a Resolution Amending the Project Plan for Tax Increment Reinvestment Zone Number Two. Planning Manager Matt Robinson stated this item is an amendment to the TIRZ 2 Project Plan. The amended project plan adds airport projects which includes airport facilities and related services, public infrastructure and land acquisition, as well as eligible projects available for funding. If the amended project plan is approved, the City Council will approve an Ordinance adopting the new project plan. Chief Financial Officer Mark Holloway stated that any funds coming back from aeronautical uses would not go back into the TIRZ 2 fund but would go back into the airport construction fund. If you apply for FAA funding,

those funds must remain tied to the airport itself. It would stay within the TIRZ 2 boundary but within the airport construction fund. Executive Director of Development Services Michael Quint stated that the latest amendment to the airport layout plan does show parallel runways and will be shown in the updated airport master plan. The roads will be shifted, as necessary, on all future plans including the Future Comprehensive Plan. Mr. Robinson stated that the project plan is structured such that it would include airport facilities and related services, which would allow for a terminal to be eligible for TIRZ funding as would infrastructure going out to the airport or land acquisition that would potentially add more runways or other airport-related items. Board members unanimously approved the motion by Board member Rath, seconded by Board member Harris, to approve a Resolution amending the Project Plan for Tax Increment Reinvestment Zone Number Two. Caption reads as follows:

RESOLUTION NO. 2018-02-001 (TR2R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY, ADOPTING THE FIRST AMENDED PROJECT PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY

- 18-114** Chairman Branch called for Consideration/Discussion/Action on a Resolution for the Tax Increment Reinvestment Zone Two (TIRZ No. 2 / Airport) to Provide Funding for Airport Land Acquisition. Chief Financial Officer Holloway stated this item amends the budget in order to purchase approximately 190 acres of land at the airport. With this Resolution, you will be approving \$3 million for a project and asking the City Council tonight to approve the budget amendment to make that land purchase complete. The remaining balance in TIRZ 2 would be \$2 million in cash and we anticipate that will be back up to about \$3 to \$3.5 million by the end of the year. Last year, TIRZ 2 brought in over \$1 million in sales and property tax. Board member Harris applauded staff for making this transaction happen. It will yield large dividends in the future. Board members unanimously approved the motion by Board member Harris,

seconded by Board member Rogers, to approve a Resolution for the Tax Increment Reinvestment Zone Two (TIRZ No. 2 / Airport) to provide funding for airport land acquisition. Caption reads as follows:

RESOLUTION NO. 2018-02-002 (TR2R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY, TEXAS, APPROVING FUNDING FOR AIRPORT LAND ACQUISITION

Board members unanimously approved the motion by Board member Rogers, seconded by Board member Philips, to adjourn. Chairman Branch adjourned the meeting at 5:15 p.m.

GEORGE C. FULLER
Acting Chairman

ATTEST:

EMPRESS DRANE, City Secretary
LISA SEWELL, Deputy City Secretary