

McKinney Community Development Corporation
Regular Board Meeting
April 28, 2011

The McKinney Community Development Corporation (MCDC) met in regular session in the Dowdy conference room located at 321 North Central Expressway, Suite 200, McKinney, Texas at 8:00 A.M. on April 28, 2011.

Board members present were board chair Tracy Rath, board vice-chair George Fuller, board secretary Dan Hall, Jason Burress, Kevin Griffin, Michael Puhl and mayor pro-tem Pete Huff, council liaison. Staff members present were executive director Cindy Schneible and administrative assistant Connie Gibson. Board member Eric Davis was absent.

There were several guests present.

Tracy Rath called the meeting to order at 8:00 A.M. She called for a motion to approve board minutes for the March 24, 2011 regular board meeting. Dan Hall made a motion to approve the minutes, and Michael Puhl seconded the motion. The motion was voted on and passed unanimously (6-0).

A public hearing was held on project #11-05 as submitted by the Flour Mill requesting \$97,500 for land acquisition to construct a public parking lot. The parcel of land is north of the Flour Mill. Councilman Don Day addressed the board. The MCDC grant would allow the City to leverage \$1,750,000 from the Council of Governments and will impact an area 8-10 blocks surrounding the Flour Mill. The project has been granted \$200,000 from the TIRZ board. With board approval, MCDC would purchase the land, and remain the property owner of the land. George Fuller made a motion to close the public hearing and approve the purchase of the property. Michael Puhl seconded the motion. The motion was voted on and passed unanimously (6-0).

Tracy Rath called for a public hearing to discuss and consider a request for \$160,000 submitted by North Collin County Habitat for Humanity. Funds requested are for the purchase of a building to consolidate three NCCHH departments within one location. Dennis Heydanek, NCCHH board president, addressed the board. The renovation costs have been refined and detailed. The request was lowered to \$140,000. A bank application has been processed and approved. Total amount for the project is \$1.2 million. George Fuller asked how the expansion would impact McKinney. Mr. Heydanek stated the ReStore will increase employment from 21 to 28 employees, monthly sales should increase from \$60,000 to \$100,000, recycling capacity and activity will be expanded, and ReStore proceeds will build two Habitat houses yearly. Dan Hall made a motion to close the public hearing and approve the revised amount of \$140,000. George Fuller seconded the motion. The board voted unanimously (6-0) in favor of the motion.

Larry Cunningham, interim finance director for the City of McKinney, gave a financial update. He reported the April sales tax is up ten percent from 2010. The year-to-date sales tax revenues are up 2.6% from 2010. Receipts to date total \$4,662,140.

The board reviewed the check requests for the month of March, 2011.

Jason Burress provided an update on Parks, Recreation and Open Spaces (PROS) which included detail regarding a tour of city parks that had been given in April.

Tracy Rath reported that McKinney Economic Development Corporation (MEDC) has several projects that the staff is working on. The TexasOne group from the Governor's office toured the Cotton Mill and the Zynga with Friends offices on April 20th. MEDC hosted a luncheon for the TexasOne event that included a delegation from the Governor's office. Blockbuster has recently been purchased by Dish Network. Negotiations are under way to move the Blockbuster headquarters from Dallas to the McKinney distribution center.

The Chamber of Commerce update was given by George Fuller. The State House of Representatives passed a redistricting plan. McKinney will be unaffected by the House version of the plan. The school finance bill currently being considered in the state legislature will impact McKinney up to ten million dollars. The Chamber will be lobbying against this bill. A reception for the new city manager, Jason Gray, will be held on May 16th. Applications are being accepted now for the 2012 Leadership McKinney class.

Dan Hall attended the McKinney Convention and Visitors Bureau (MCVB) board meeting on March 18th. Jason Gray, city manager, attended the meeting and spoke to the board about the status of the hotel/convention center. National Tourism Week is May 7-15. The MCVB will be hosting a Texas friendly tourism hospitality course on May 9th. The month long "Bloomin' to Boomin'" calendar of events currently has more than 100 events scheduled.

The Chairman's report was given by Tracy Rath. The Volunteer McKinney Center volunteer recognition dinner was held on April 21st. MCDC was a food sponsor for the event. Mrs. Rath spoke on behalf of MCDC at the event. She shared with those attending the event that since 1996, 98 million dollars has been committed to projects by MCDC, 90% of which are City of McKinney projects.

An update on McKinneyVision was provided by Anna Clark, communications manager with the City of McKinney. A short video promoting McKinney was shown. The studio is located in the Cotton Mill, where the communications team produces local interest shows, broadcasts council meetings, and creates short videos for YouTube and Facebook. MCDC will complete a three-year commitment to fund McKinney Vision's studio space during the current fiscal year.

Michael Puhl left the meeting at 8:46 A.M.

Tanya Greene, chief executive officer with Boys & Girls Club of Collin County presented an update on project #09-09. MCDC approved funds for renovation of the McKinney club, which provides services for approximately 600 kids yearly. The renovation project is underway but not yet completed. Ed Rawls, project architect outlined the remainder of the work on the project that remains. Issues related to a City of McKinney owned parking lot had to be resolved. The project is expected to be completed within ninety days. A request to extend the project deadline to August, 2011 was made.

Action on reallocation of funds remaining from approved project #10-09 for The Samaritan Inn was considered. Jim Malatich, addressed the board and shared that a balance of approximately \$12,000 remains from the \$40,000 grant awarded by MCDC in September, 2010. George Fuller made a motion to allow the reallocation of remaining grant funds for The Samaritan Inn to be used for expenses as outlined by Mr. Malatich. Dan Hall seconded the motion. The motion was voted on and passed unanimously (5-0).

The meeting was called into Executive Session at 9:22 A.M.

The meeting was called into Open Session at 9:40 A.M.

Cindy Schneible gave the executive director's report. ManeGait Therapeutic Horsemanship has requested an extension on the \$125,000 grant.

A Request for Qualifications has been issued for the Gateway project. The award date is June 6th.

State House bill 3215 written by Representative Button has stalled. House bill 2785 concerning economic development will be closely monitored by the MCDC board and staff.

White papers for various components of the City Sustainability Plan have been formulated and are provided in the board book for review.

MCDC is now on Facebook, and a PowerPoint has been created for presentations to service organizations and other groups.

Pete Huff stated he is very optimistic about Gateway. City Council is ready to make big decisions with big projects in the city.

Jason Burress made a motion to adjourn the meeting. Dan Hall seconded the motion. The motion was voted on and passed (5-0).

The meeting was adjourned at 9:53 A.M.

TRACY RATH – Board Chair