

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

OCTOBER 20, 2015

The McKinney Economic Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on October 20, 2015 at 8:00 a.m.

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

Absent: Randy Page

Staff present: Interim President Abby Liu, Director of BRE/Emerging Tech John Valencia, Director of Business Development Chad Walker, Executive Assistant Sheri Van Slycke, Chief Financial Officer Rodney Rhoades, Senior Financial Analyst Trevor Minyard, Interim City Manager Tom Muehlenbeck, City Secretary Sandy Hart, Interim Assistant to the Interim City Manager Chandler Merritt, MEDC Attorney Mark Houser, Mayor Pro Tem Travis Ussery, MCVB Director Dee-dee Guerra, and City Council members Randy Pogue and Chuck Branch.

There was one guest present.

- 15-1041** Oaths of Office. City Secretary Sandy Hart administered the oaths of office to new and re-appointed Board members Jason Burrell, Robert Clark, Walter Chen, Sheila Johnson, and Kenneth Sipiora.
- 15-1042** November 3, 2015 Bond Election Presentation. Interim City Manager Tom Muehlenbeck presented the 2015 Bond Election Propositions to the Board members. Mr. Muehlenbeck presented each of the seven individual propositions that will be voted on by the City of McKinney residents. The propositions represent \$160 million in bond projects that will not incur any tax increase. Mr. Muehlenbeck responded to questions from the Board.
- 15-1043** Election of Officers. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Chen, to elect Lance Lindsay as Chairman. Board members unanimously approved the motion by Chairman Lindsay, seconded by Board member Chen, to elect

Robert Clark for Vice Chairman. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Board member Chen, to elect Jason Burress for Secretary/Treasurer.

15-1044 Minutes of the McKinney Economic Development Corporation Meeting of September 15, 2015. Board members unanimously approved the motion by Vice Chairman Clark, seconded by Chairman Lindsay, to approve the Minutes of the McKinney Economic Development Corporation Meeting of September 15, 2015.

15-1045 Board and Liaison Updates.

Board Chairman: Chairman Lindsay stated he appreciated the Boards confidence in him as Chairman. Mr. Lindsay welcomed the new Board members, and this is an interesting time for the MEDC Board. This is the first time that some Board members may be serving for as long as six years.

Main Street/MPAC: Mayor Pro Tem Ussery reported a very successful Oktoberfest. 'Scare on the Square' will be Friday, October 30th and 'Rocky Horror Picture Show' will be shown as well. Main Street is involved in the fundraiser to bring a live Christmas tree to Historic Downtown McKinney for the holidays and will be featured in the City's annual tree lighting ceremony on November 27th during the Home for the Holidays.

15-1046 Director of Business Development Report. Director of Business Development Chad Walker reported that new project activity was down slightly last month. Mr. Walker had several meetings with developers looking at McKinney for various projects.

15-1047 Director of BRE/Emerging Tech Report. Director of BRE/Emerging Tech John Valencia introduced himself to the new Board members and explained his role in the MEDC. The BREP report is included in the Board packet. Board member Sheila Johnson has expressed a desire to

tour The Werx and that tour is scheduled for today after this meeting. All interested Board members are invited to join the tour.

15-1048 Interim President Report. Interim President Abby Liu introduced herself to the new Board members and shared her history and education. Ms. Liu highlighted items from her report that included the recruitment process for the new Economic Coordinator position that is currently underway. Staff is reviewing resumes to start the interviewing process. The Azimuth Group was selected for the Management Audit. The preliminary schedule is included in the Board packet. The MEDC Holiday party will be on December 3rd. Project compliance is a major part of MEDC operations and staff is currently working with UPS on some compliance issues. It has come to our attention that Hisun has an outside storage issue, and staff is working closely with the City Manager's office and Development Services offices to attend to this situation.

15-1049 Chairman Lindsay called for Consideration/Discussion/Action on September Financials. Senior Financial Analyst Trevor Minyard reported revenue of the McKinney Economic Development Corporation exceeded budget estimates for Fiscal Year 2015. Preliminary sales tax figures came in 6.17% above budget and total unaudited revenues were 14.83% over budget. In addition to sales tax growth, this revenue increase is due to the sale of MEDC owned land at FM 546. Expenditures are overall under budget due to significant savings in rebate expenditures paid out for various incentives. Administrative personnel expenses are 21.50% over budget for Fiscal Year 2015 due to non-budgeted expenditures. Links to the revenues and expenditures are available online. Board members unanimously approved the motion by Chairman Lindsay, seconded by Secretary/Treasurer Burress, to approve the September Financials.

15-1050 Chairman Lindsay called for Consideration/Discussion/Action on Timetable and Selection Process for MEDC President. Interim City

Manager Tom Muehlenbeck recommended the hiring of a head hunter for the search of a new President for the MEDC. By November 1st, we will have reviewed the job description and begin the search for the head hunting firm. By November 22nd, we will have received the proposals from the various head hunting firms. Mr. Muehlenbeck will develop the review criteria and appoint a review committee that will actually be the interview panel that will include one Board member, an Assistant City Manager and one Department head to select the head hunting firm. By December 15th, the head hunter should be selected. MEDC Board will be involved in not only the selection of the head hunting firm, but also the interviews of the final candidates for the position of President.

Chairman Lindsay recessed the meeting into executive session at 8:48 a.m. per 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 to the open session at 10:35 a.m.

Board members approved the motion by Vice Chairman Clark, seconded by Board member Sipiora, to approve Project Find per the changes discussed in closed session with a vote of 5-1-0, Secretary/Treasurer Burress voting against.

Board members unanimously approved the motion by Vice Chairman Clark, seconded by Secretary/Treasurer Burress to adjourn. Chairman Lindsay adjourned the meeting at 10:37 a.m.

LANCE LINDSAY
Chairman