

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**MARCH 24, 2016**

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on March 24, 2016 at 8:00 a.m.

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

City Council Liaisons Present: Mayor Brian Loughmiller and Councilwoman Tracy Rath

Staff Present: President Cindy Schneible

City Staff Present: Interim City Manager Tom Muehlenbeck, Senior Financial Analyst Trevor Minyard, Director of Parks and Recreation Rhoda Savage, Aquatic and Fitness Center Manager Teresa Thomason, Facilities Construction Manager Patricia Jackson, Director of Strategic Services Chandler Merritt, MCVB Administrative Assistant Vanesa Rhodes, MEDC Interim President Abby Liu and MEDC Executive Assistant Sheri Van Slycke.

There were 10 guests present.

**16-310** Minutes of the McKinney Community Development Corporation Meeting of February 25, 2016. Board members unanimously approved the motion by Board member Doak, seconded by Board member Gamble, to approve the February 25, 2016 minutes.

**16-311** Chairman Elliott called for the February Financial Report. Senior Financial Analyst Trevor Minyard reported the revenue for the McKinney Community Development Corporation is above budget YTD by 13.09%. Sales tax figures came in at 7.48% above last year's collection through February. Expenditures are below budget in total, with personnel expenses coming in approximately 25.68% under budget through February. The fund's expenses continue to be primarily for the MAFC. As of February, the MCDCC has made over \$6.2 million in expenditures

related to MAFC construction. MCDC also made a debt service payment in the amount of \$382,039.00 in February. Mr. Minyard reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

**16-312** Chairman Elliott called for the Board and Liaison Updates.

City of McKinney – Mayor Loughmiller shared that City Council has appointed members to the Parking Committee and they had their first meeting last night. City Council is beginning their yearly discussions on the budget, and will be concentrating on this for the next few months. Also, Council has unanimously agreed that they would like to see the MCDC and MEDC Boards hold their monthly meetings in Council chambers beginning in April, so that meetings can be televised. Interim City Manager Tom Muehlenbeck stated the City Manager search is progressing with an application deadline of April 1, 2016. The hope is to have all the details and decisions finalized in May.

Main Street & MPAC – President Schneible shared information provided by Amy Rosenthal. Everyone is looking forward to celebrating the 10<sup>th</sup> anniversary of MPAC and 20<sup>th</sup> anniversary of MCDC on April 1<sup>st</sup> with a sold-out performance by Robert Earl Keen. On April 8<sup>th</sup>, MPAC will host the 5<sup>th</sup> annual juried art show which helps to build MPAC's public and permanent collection of art. Be sure to mark your calendars for April 9<sup>th</sup> for Arts in Bloom.

McKinney Convention and Visitors Bureau – Administrative Assistant Vanesa Rhodes reported that staff had seven association visits and they all indicated great interest in McKinney for their next conventions. Collin County Realtors Association chose Piazza on the Green for their November 2016 Installation Ceremony, however, the hotel room nights will go to the Wingate in Frisco. McKinney is still getting a lot of interest from the Good Morning Texas coverage of the McKinney Segway Tours. Finally, referencing Texas Tourism Travel Facts, tourism direct spending

in Texas was 70.6 billion dollars in 2014, and one in ten jobs is supported by travel spending.

McKinney Economic Development Corporation – MEDC Interim President Abby Liu shared that staff participated in the 2016 Site Selection Consultant Familiarization Tour on March 8-10. Five site consultants from New York, Washington D.C., Orlando, Austin and Houston, had a productive two-day tour in McKinney. Mayor Loughmiller hosted a dinner at Rick's Chophouse on March 9. Vice Chairman Robbie Clark represented the MEDC Board with City Council members, Board Liaisons and MEDC staff. The five consultants were all impressed with the welcoming and business-friendly environment McKinney City leaders demonstrated.

Parks and Recreation - Director of Parks and Recreation Rhoda Savage introduced the new Aquatic and Fitness Center Manager Teresa Thomason. Ms. Thomason shared information about her background, which included opening and managing Keller Pointe, a facility similar to the Aquatic and Fitness Center that will open in McKinney. Ms. Thomason expressed her enthusiasm about joining the City of McKinney team.

Board Chair – Chairman Elliott reflected upon the importance of little acts of kindness, and how it's the little things that can make such a big difference in someone's life.

**16-313** Chairman Elliott called for the President's Report. President Schneible encouraged board members to review the information on grants awarded, prospective projects and construction status reports attached to the agenda. Work has begun on the FY 16-17 budget. A draft budget will be provided to the Finance Committee for review prior to the next board meeting. Board action on the draft will be scheduled for the April board meeting. Performance agreements have been executed with all of the organizations approved for cycle I Promotional and Community

Event grants. MCDC has partnered with the City to fund production of a map that will highlight existing downtown parking lots and spaces. The map will be posted online and through Facebook and Twitter. Printed copies should be available by mid-April. Ms. Schneible reminded the board about upcoming events including the groundbreaking for Newsome Homes on March 30<sup>th</sup>; April 1<sup>st</sup> celebration at MPAC with the Robert Earl Keen performance preceded by a "Meet and Greet" event; Historic McKinney Triathlon on April 3<sup>rd</sup>, Run for Cover 5K at Craig Ranch on April 9<sup>th</sup>; Arts in Bloom in downtown McKinney on April 9<sup>th</sup>; the Empty Bowls event of April 14<sup>th</sup> benefiting Community Lifeline and the ManeGait Gaitapalooza scheduled for April 23<sup>rd</sup>.

**16-314** Chairman Elliott called for an update from Ms. Roslyn Miller, Executive Director of McKinney Housing Authority on the Newsome Homes Project. Ms. Miller thanked the Board for the opportunity to give the Newsome Homes Project update and introduced Mr. Will Henderson, Director of Carleton Development who then gave the presentation. Mr. Henderson explained the proposed timelines for demolition of existing structures and construction of the new buildings. He explained the long term re-development plan and showed statistically how disproportionate the difference is between the need for and the availability of low-income housing. Mr. Henderson invited the Board to the groundbreaking ceremony for Newsome Homes on March 30, 2016 at 11 a.m.

**16-315** Chairman Elliott called for an update from Todd Cochran, General Manager of McKinney Dr Pepper StarCenter on facility use, activities, and future plans. Mr. Cochran explained that the building opened in 2009, with support from the City of McKinney, with two sheets of ice, to provide an athletic and public skating facility. Currently, there are more kids playing hockey at the McKinney StarCenter than any facility in the state of Texas. As a rink, the StarCenter is proud to have a balanced program of skaters and hockey players, which includes a large figure

skating program. The McKinney High School Hockey Club won their second consecutive State Championship this past season. Moving forward, the idea of adding a third sheet of ice in anticipation of the growth is being considered.

**16-320** Chairman Elliott called for a Public Hearing and Consideration/Discussion/Action on an Amendment to Project #15-04 to Permit Reallocation of \$250,000 in Funds Approved for Enhancements and/or Capital Equipment Purchases Associated with MCDC Funded Parks Projects as Follows: \$220,000 Added to Community Center Renovation Budget for Project Construction; \$30,000 Added to Master Plan Update Project for Expansion of Scope to Include Recommendations for City Streetscape Design Standards. Director of Parks and Recreation Rhoda Savage presented the recommended reallocation of funds, which would include \$220,000 added to the Community Center budget as needed for project construction; and \$30,000 added to the master plan project as needed to add a Streetscape Chapter. Chairman Elliott invited public comment on the item. There was none. No action was taken.

**16-316** Chairman Elliott called for Consideration/Discussion/Action on Project #16-01, a Request Submitted by Pecan Grove Memorial Park in the Amount of One Hundred Twenty Seven Thousand, Six Hundred Ninety-Eight Dollars (\$127,698) to Resurface all Existing Streets in Pecan Grove Cemetery and Complete New Paving on Five New Streets, Amount Requested Represents 100% of Total Estimated Project Cost. Chairman Elliott shared his perspective regarding the need for Pecan Grove to generate revenue that will cover the cost for maintenance needs at the cemetery in the future. Board members unanimously approved the motion by Board member Doak, seconded by Board member Gamble, to approve Project #16-01 with funding in the amount of up to \$127,698.

- 16-317** Chairman Elliott called for Consideration/Discussion/Action on Project #16-02, a Request Submitted by Heard Natural Science Museum and Wildlife Sanctuary in the Amount of Fifty Thousand Dollars (\$50,000) for Costs Related to Building Modifications and Electrical and Equipment Requirements for Installation of a Permanent Exhibit, Magic Planet, Amount Requested Represents 20% of Total Estimated Project Cost. Board members unanimously approved the motion by Secretary Clarke, seconded by Treasurer Myers, to approve Project #16-02 with funding in an amount of up to \$50,000.
- 16-318** Chairman Elliott called for Consideration/Discussion/Action on Project #16-03, a Request Submitted by City of McKinney Armed Services Memorial Board in the Amount of One Hundred Forty-Five Thousand Dollars (\$145,000) for Site Work and Installation of a Monument to Gold Star Families in Veterans Memorial Park, Amount Requested Represents 100% of Total Estimated Project Cost. Board members unanimously approved the motion by Board member Glew, seconded by Board member Gamble, to approved Project #16-03, with the condition that CDC grant funds will be the last funds provided for expense reimbursement, in an amount of up to \$145,000, after other avenues of fundraising have been exhausted.
- 16-319** Chairman Elliott called for the Consideration/Discussion/Action on Project #16-04, a Request Submitted by Heritage Guild of Collin County in the Amount of Sixty-Two Thousand Dollars (\$62,000) for Paint and Upgrades to Bevel Reception House and Chapel and Improvements to the Pavilion at Chestnut Square, Amount Requested Represents 100% of Total Estimated Project Cost. Board members Doak and Glew recused themselves from the discussion and the vote on **Item 16-319**. Remaining Board members discussed the project request, and their interest in learning about the broader, overall plan for repairs and improvements at Chestnut Square, along with a strategy that will be implemented to help

ensure adequate fundraising to support operating and maintenance costs at Chestnut Square. Board members approved, by a vote of 5-0-2, a motion made by Treasurer Myers, seconded by Chairman Elliott, to approve Project #16-04, with funding in an amount of up to \$62,000. Board members Doak and Glew returned to the meeting following the vote.

Chairman Elliott called for Citizen comments and there were none. Chairman Elliott called for Board or Commissioner comments and there were none.

Chairman Elliott recessed the meeting into Executive Session at 9:10 a.m. per the Texas Government Code: A. Section 551.087. Deliberation Regarding Economic Development Matters as listed on the agenda. Chairman Elliott reconvened the meeting into open session at 9:21 a.m.

Board members unanimously approved the motion by Secretary Clarke, seconded by Board member Doak, to adjourn. Chairman Elliott adjourned the meeting at 9:25 a.m.

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SCOTT ELLIOTT  
Chairman