

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

FEBRUARY 20, 2018

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 20, 2018 at 8:00 a.m.

Board members Present: Chairman Jason Burress, Vice Chairman Paul Merritt, Secretary/Treasurer Robert Clark, Kenneth Sipiora, Sharon Denny and Michael Jones.
Absent: Joe Minissale.

Staff Present: Interim President Abby Liu, Director of Business Retention & Expansion and Emerging Technology John Valencia, Director of Business Development Bruce Coleman, Business Development Specialist Madison Clark, Operations and Compliance Administrator Melissa Dixon, Administrative Assistant Deana Smithee, Mayor George Fuller, City Manager Paul Grimes, Chief Financial Officer Mark Holloway, Councilman Scott Elliott, Councilman Charlie Philips, MCVB Executive Director Dee-dee Guerra, City Secretary Sandy Hart, MEDC Attorney Mark Houser and Assistant to the City Manager Trevor Minyard.

There were no guests present.

Chairman Burress called the meeting to order at 8:01 a.m. after determining a quorum present.

18-189 Chairman Burress called for the Minutes of the McKinney Economic Development Corporation Meeting of January 16, 2018. Board members unanimously approved the motion by Board member Sipiora, seconded

by Chairman Burress, to approve the minutes of the McKinney Economic Development Corporation Meeting of January 16, 2018.

18-190 Chairman Burress called for Board and Liaison Updates.

City of McKinney - City Manager Grimes reported there will be a meeting tonight to amend the TIRZ 1 (Tax Increment Reinvestment Zone) plan. Amendments will include a couple of geographic areas for which catalyst projects could be funded. One of those areas is Southgate so it is germane to the EDC in terms of the development project. On February 2nd, City Council met for their annual Strategic Planning Workshop. The staff is working on summarizing the notes and outlining our strategic objectives and priorities for the next year or two. Once approved by City Council, we begin preparing KPI's (key performance indicators). The United States Army Corps of Engineers issued a section 404 permit for the Lower Bois d'Arc reservoir, north of Bonham, which is a critical piece of our water infrastructure. Construction will begin within the next few months. This is a multi-year project and is estimated to start pumping water in 2022.

MCVB – Dee-dee Guerra reported 808 room nights in January compared to 75 room nights same time last year. Ms. Guerra continued, Texas Agri-Life will have their annual meeting in 2019 at the Sheraton Hotel, which is approximately 350 people. Their board is coming for a site visit

and we are very excited about that. On March 9th, Tupps Brewery is hosting “Bass Bugs and Brews Movie Night” sponsored by Fly Tyer. It will be a fun evening and we hope to see you there.

18-191 Chairman Burress called for the Consideration/Discussion on MEDC Staff Monthly Reports. Interim President Liu congratulated Chairman Burress and family on the arrival of their baby girl.

18-192 Chairman Burress called for the Consideration/Discussion/Action on January Financials. Chief Financial Officer Mark Holloway reported sales tax for the city is up approximately 9% from last year which puts us approximately 5% above where we were this time last year. One significant expenditure to report is \$4,000,000.00 for the Hangar Project at the airport. Board members unanimously approved the motion by Chairman Burress, seconded by Secretary/Treasurer Clark, to approve January Financials.

18-193 Chairman Burress deferred the Consideration/Discussion/Action on Amending the McKinney Economic Development Corporation FY18 Budget for Land Acquisition until after executive session.

Chairman Burress called for citizen comments and there were none.

Chairman Burress called for Board or Commissioner Comments and there were none.

Chairman Burress recessed the meeting into Executive Session at 8:11 a.m. per the Texas Government Code: Section 551.071 (2). Consultation with General Counsel 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) and legal consultation on the following item(s), if any: Section 551.074. Personnel Matters, specifically President Search Process and Section 551.087. Deliberation Regarding Economic Development Matters on the following projects, Project Topflight, Project Southgate, Project Hunt Southwest, Project River and Project Flip. Chairman Burress reconvened the meeting to open session at 10:15 a.m.

Chairman Burress called for the Consideration/Discussion/Action on amending the FY18 Budget for Land Acquisition. Board members unanimously approved the motion by Board member Clark, seconded by Chairman Burress, to approve amending the McKinney Economic Development Corporation FY18 Budget for Land Acquisition.

Chairman Burress called for a motion regarding the President's Search. Board members unanimously approved the motion by Board member Merritt, seconded by Board member Jones, to approve the engagement of Ralph Andersen and Associates for a president's search for MEDC.

Chairman Burress made a motion regarding Project Topflight. Board members unanimously approved the motion by Chairman Burress, seconded by Board member Clark, to approve the Interim President's execution of assignment of a Commercial Contract of Sale by and between Aspen Networks, LLC and Red Corner Management and/or assigns dated effective January 3, 2018 and a Commercial Contract of Sale by

and between Boilermaker Investments LLC and Red Corner Management and/or assigns dated effective January 24, 2018; and further move to authorize the Interim President to tender any necessary earnest money into escrow incident thereto.

Chairman Burress called for a motion regarding Project Flip. Board members unanimously approved the motion by Board member Merritt, seconded by Board member Denny, to approve the modified incentive for Project Flip.

18-194 Chairman Burress stated at 10:30 a.m., in 11 minutes, we will be leaving for the McKinney Technology Center, 1720 Bray Central Drive, McKinney, 75069 - Brief Tour of the Facility Begins - Approximately 11:00 a.m. WeWork - Legacy West, 7700 Windrose, Plano 75024- Brief Tour of the Facility Begins - Approximately 12:30 p.m. Maps and directions are available.

Due to a loss of quorum, the WeWork Tour will be rescheduled for a later date. Board members unanimously approved the motion by Chairman Burress, seconded by Board member Jones, to adjourn. Chairman Burress adjourned the meeting from McKinney Technology Center at 11:53 a.m.

JASON BURRESS
Chairman