

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**NOVEMBER 19, 2015**

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on November 19, 2015 at 8:00 a.m.

Board members Present: Vice Chairman Kurt Kuehn, Treasurer David Myers, Hamilton Doak and Rick Glew

Absent: Chairman Scott Elliott, Secretary David Clarke and Michelle Gamble

Staff Present: President Cindy Schneible

City Staff Present: Mayor Brian Loughmiller, Councilwoman Tracy Rath, Interim City Manager Tom Muehlenbeck, Director of Strategic Services Chandler Merritt, Senior Financial Analyst Trevor Minyard, Director of Parks and Recreation Rhoda Savage, Facilities Construction Manager Patricia Jackson, MEDC Interim President Abby Liu, Executive Assistant Sheri Van Slycke

There were two guests present.

Vice Chairman Kurt Kuehn call the meeting to order at 8:00 a.m. after determining a quorum was present.

**15-1140** Minutes of the McKinney Community Development Corporation Meeting of September 24, 2015. Board members unanimously approved the motion by Board member Doak, seconded by Treasurer Myers, to approve the September 24, 2015 minutes.

**15-1141** Minutes of the McKinney Community Development Corporation Meeting on October 22, 2015. Board members unanimously approved the motion by Treasurer Myers, seconded by Board member Glew, to approve the October 22, 2015 minutes.

**15-1142** Minutes of the McKinney Community Development Corporation and the Parks, Recreation and Open Space Advisory Board Joint Meeting of October 29, 2015. Board members unanimously approved the motion by Board member Doak, seconded by Board member Glew, to approve the

October 29, 2015 minutes.

**15-1143** Vice Chairman Kuehn called for the October Financial Report. Senior Financial Analyst Trevor Minyard reported the revenue of the MCDC trended almost even with budget estimates for the first period of FY 2016. Sales tax figures came in 5.13% above last year's collection in October. Expenditures are well below budget in total, with personnel expenses coming in 25.65% under budget through October. Mr. Minyard reminded the Board of the interactive monthly financial report is available online on the City of McKinney website.

**15-1144** Vice Chairman Kuehn called for the Board and Liaison Updates.  
City of McKinney: Mayor Brian Loughmiller stated City Hall is very busy. There is a meeting scheduled tomorrow morning, Friday, November 20th at 6:30 a.m. to discuss the situation with TAPS and how it will affect McKinney's public transportation. Dallas Business Journal interviewed the Mayor concerning the Airport, and the upcoming Bond election. Mayor Loughmiller expressed his appreciation of the MCDC and their support of Home for the Holidays, and other quality of life events surrounding the holidays.

Main Street & MPAC: Ms. Schneible stated the Michigan Fir was delivered last Tuesday and installed on Kentucky drive. The tree lighting will take place on Friday, the 27<sup>th</sup> at 6:15 p.m., and will be followed by a performance by the Children's Chorus of Downtown and a Laser Show Spectacular. Home for the Holidays runs from Friday, November 27<sup>th</sup> to Sunday, November 29<sup>th</sup>. Main Street encourages everyone to shop and support local businesses on Small Business Saturday on November 28<sup>th</sup>. On Saturday, December 12<sup>th</sup>, after the Rotary Parade of Lights, the Dallas Brass will perform "Merry Christmas with Brass".

McKinney Convention and Visitors Bureau: Ms. Schneible reported the MCVB submitted a proposal to the Texas Downtown Merchant

Association to host their 2017-18 convention, and the selected city should be announced any day. Dee-dee attended the Texas Connect Tradeshow in Frisco, November 15-17, 2015. The MCVB has partnered with the Sheraton to bring 24 meeting planners from the tradeshow on their free night to experience dinner and showcase the hotel and conference center. MCVB was one of 50 winners selected to receive an Annual Convention South-New or Renovated Site award, from hundreds that were nominated. Other sites recognized included: Fort Worth Convention Center, Henry B. Gonzalez Convention Center, Hotel Valencia Riverwalk, Omni Houston Hotel Westside, San Antonio Marriott Riverwalk, The Driskill Hotel and The St. Anthony Hotel.

McKinney Economic Development Corporation: MEDC Interim President Abby Liu stated the MEDC hosted a Type A/Type B Sales Tax training class with Attorney Jeff Moore leading the class. At MEDC's monthly Board meeting, staff presented nine projects and two compliance projects to the MEDC Board.

Parks and Recreation: Director of Parks and Recreation Rhoda Savage shared the selection process for the design firm that is going to oversee the tennis facility expansion. There were six firms that responded to the RFP and the review committee, which included Cindy Schneible and Patricia Jackson, made the final recommendation to select Schrickel, Rollins and Associates. Ms. Savage reported she recused herself from the panel as there may have been a distant relative involved in one of the firms. The firm should be finalizing their scope this week. Once finalized, staff will present to the CDC Board and City Council for approval.

**15-1147** Vice Chairman Kuehn called for the Final Report From Crape Myrtle Trail Run and Festival. Mr. Wheat presented the main goals for the 2015 Run the Trails and Festival event that were to raise sufficient funds to support operations; increase the annual "Run and Festival" event's place as a

part of the culture of our beloved city; provide an excellent return on investment for MCDC and the other supporters; attract more out of town runners to the event; and continue to establish the event as a healthy and fun addition to McKinney's Oktoberfest weekend. Mr. Wheat indicated the goals were achieved and expressed his heartfelt thanks to the MCDC Board for its continued support.

**15-1145** Vice Chairman Kuehn called for the President's Report. President Schneible referred the Board to the monthly reports attached to the agenda packet. At the December 2015 Board meeting will be two presentations made to provide preliminary information on applications that are likely to come forward in January 2016. One is a collaborative project between the Sunrise Rotary and the Downtown Rotary to build an all-abilities playground. The second presentation will be from a team with Independent Bank for a prospective project to build a "low pay", not a "no pay", medical clinic for Medicare/Medicaid patients. Ms. Schneible noted a few items in the President' report, such as the December 7<sup>th</sup>, "Santa's Helper" event at MPAC, and The Werx Chili Cookoff at Tupp's Brewery tomorrow, November 20<sup>th</sup>. December 11<sup>th</sup> will be the MCDC Holiday Party. Finally, there will be a vote on a future agenda to address the situation with TAPS and the funds remaining on the grant awarded by MCDC in 2014.

**15-1146** Vice Chairman Kuehn called for the Public Hearing and Consideration/Discussion/Action on a Second Amendment to Project #14-09 to Initiate Phase II of the MAFC Project and Increase the Total Project Amount by \$1,500,000 [Phase I: \$34,500,000; Phase II: \$1,500,000] with Funds to be Allocated from the Previously-Approved Parks and Recreation Allocation for FY 16 to be Used for Phase II MAFC Project Components that Include: Construction of a Park Road; Construction of a Monument Sign at Eldorado and Alma; Design and

Construction of Up to Three Additional Water Slides to be Installed on the Originally Designed Tower Structures in the Outdoor Leisure Pool and Included in the Base Project.

Vice Chairman Kuehn called for public comments and there were none.

Board members unanimously approved the motion by Treasurer Myers, seconded by Board member Glew, to close the Public Hearing for the Second Amendment to Project #14-09 to Initiate Phase II of the MAFC Project and Increase the Total Project Amount by \$1,500,000 [Phase I: \$34,500,000; Phase II: \$1,500,000] with Funds to be Allocated from the Previously-Approved Parks and Recreation Allocation for FY 16 to be Used for Phase II MAFC Project Components that Include: Construction of a Park Road; Construction of a Monument Sign at Eldorado and Alma; Design and Construction of Up to Three Additional Water Slides to be Installed on the Originally Designed Tower Structures in the Outdoor Leisure Pool and Included in the Base Project. Board members unanimously approved the motion by Board member Doak, seconded by Treasurer Myers, to approve as discussed the Second Amendment to Project #14-09 to Initiate Phase II of the MAFC Project and Increase the Total Project Amount by \$1,500,000 [Phase I: \$34,500,000; Phase II: \$1,500,000] with Funds to be Allocated from the Previously-Approved Parks and Recreation Allocation for FY 16 to be Used for Phase II MAFC Project Components that Include: Construction of a Park Road; Construction of a Monument Sign at Eldorado and Alma; Design and Construction of Up to Three Additional Water Slides to be Installed on the Originally Designed Tower Structures in the Outdoor Leisure Pool and Included in the Base Project.

Vice Chairman Kuehn called for citizen comments and there were none.

Vice Chairman Kuehn called for board comments and Mayor Loughmiller mentioned "The Mayors Benefit Concert" on December 6<sup>th</sup> at the First Baptist Church which will be a fundraiser for The Samaritan Inn, Boys and Girls Club, and Community Lifeline.

Vice Chairman Kuehn recessed the meeting and convened Executive Session at 8:40 a.m. per Texas Government Code Section 551.087 Deliberation Regarding

Economic Development Matters as listed on the posted agenda. Vice Chairman Kuehn adjourned the Executive Session and reconvened the regular meeting at 9:24 a.m.

Board members unanimously approved the motion by Board member Doak, seconded by Treasurer Myers to adjourn. Vice Chairman Kuehn adjourned the meeting at 9:25 a.m.

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KURT KUEHN  
Vice Chairman