

## JOINT MEETING

FEBRUARY 5, 2018

The City Council of the City of McKinney, Texas and the McKinney Community Development Corporation met in a joint session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 5, 2018 at 5:30 p.m.

Council Present: Mayor George C. Fuller, Mayor Pro Tem Rainey Rogers, Council members: Chuck Branch, Scott Elliott, Charlie Philips, Tracy Rath, and La'Shadion Shemwell.

McKinney Community Development Corporation Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Hamilton Doak, Treasurer David Myers, Jackie Brewer, Michelle Gamble and Rick Glew.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; City Secretary Sandy Hart; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Assistant Director of Public Works Paul Sparkman; McKinney Community Development Corporation President Cindy Schneible; Chief Information Officer Sid Hudson; Chief Financial Officer Mark Holloway; Airport Director Ken Carley; Parks and Recreation Director Mike Kowski; Assistant Parks and Recreation Director Ryan Mullins; Director of Organizational Development & Performance Management Joe Mazzola; Training Administrator John Cunningham; and Police Chief Greg Conley.

There were four guests present.

Mayor Fuller called the City Council meeting to order at 5:33 p.m. after determining a quorum present.

Chairman Kuehn call the McKinney Community Development Corporation (MCDC) meeting to order at 5:34 p.m. after determining a quorum present.

**18-108** Consider/Discuss McKinney Community Development Corporation Prospective Projects and Priorities for Funding. McKinney Community Development Corporation Chairman Kuehn stated the MCDC's vision is to be a driving force for premier quality of life in McKinney as well as a mission to work proactively, in partnership with others, to promote and

fund cultural and economic development projects that maintain and enhance the quality of life in McKinney. The MCDC has the ability to help fund, through our charter, projects related to recreational and community facilities, city-owned properties, projects related to low-income housing, professional and amateur sports facilities, entertainment, tourist and convention facilities, public parks and open space improvements, mass transit related facilities and equipment, certain airport facilities, projects related to the creation or retention of primary jobs and the infrastructure improvement of projects necessary to develop or expand business areas. Mr. Kuehn stated that MCDC can help with water, sewer and utilities for projects that support business development, but we cannot help with the construction as far as the structure of the building facilities. We can help with certain types of job training to further economic development, job specific permanent positions created at market rate salary and promotional expenses that advertise for or publicize the city. MCDC President Cindy Schneible stated that MCDC can fund public art if it is located within a public park, convention center, conference center, or facility such as the Apex Centre and has been funded by MCDC. We can also fund community events that showcase and promote the City, such as Arts in Bloom. President Schneible stated the MCDC can also purchase land for an eligible project as long as the project follows the criteria laid out in the State Law. The Board, taking information from our quality of life survey, came up with some different projects that we felt were important and ranked them in order. Things such as a Destination Park, like the Clyde Warren Park in Dallas or the Millennium Park in Chicago, a large-scale water park, help with the furthering of some of the development of low-income housing, hike and bike trails and the connectivity that could be provided by a bike share program. We are looking at destination retail, entertainment, corporate dining, and mixed-use with a combination of the destination

parks. MCDC can assist with the restoration and refurbishing of existing parks, redevelopment of the Cotton Mill and Flour Mill to help economic stimulus in the area which would generate sales tax revenue, and amenities to the East side. With the Apex Centre busting at the seams, an Aquatic and Fitness Center facility to the north could be a potential project for funding. MCDC is looking for discussions and direction from the Council on any of these projects. MCDC has had discussions with Parks and Recreation on what parks they are looking to refurbish and redo and areas that could locate a potential destination park. The most recent projects that MCDC has assisted with are the Stars Center expansion which was \$3.5 million, the Craig Ranch hotel was \$8 million, and the airport improvements at \$4 million. Three years ago, the MCDC made a commitment of a \$5.5 million contribution to parks and recreation every year for 10 years to assist with the development of the Parks Master Plan, new parks, new facilities and purchase of land. Council member Elliott stated that he would also like to see MCDC play a role in the McKinney Urban Transit District (MUTD) and the future of public transportation in McKinney. Ms. Schneible stated that MCDC can help with assets but not with manpower or operational expenses. Councilwoman Rath stated she would like to see more support for additional park-related projects including additional purchase of land or expanding facilities because we never have enough. Also, through the Park Master Plan, we talked about some of the gateway entrances into the city and how we could differentiate ourselves from Allen to the south and Melissa to the north. Council member Branch stated he is more interested in items where there is income generation to help lower the tax base. Council member Shemwell stated he is in line with all the priorities on the MCDC list. He would like to see a destination venue, and low-income housing. Chairman Kuehn stated that MCDC wants to be good stewards of the money to make sure we have allocations in place for

items such as the continued debt service of the Apex Centre. President Schneible stated that in the area of low-income housing, the MCDC has participated with \$500,000 each to the McKinney Housing Authority for the Merritt project and the Newsome Homes project. MCDC also supported the Habitat for Humanity's annual projects in the \$250,000 to \$300,000 range. This money goes to the purchase of land and lot preparation including surveying and the preconstruction work they need to do, and to repair, refurbish and renovate existing homes. When project requests come to the MCDC, we are required by State Law to hold a public hearing so the business is conducted in an open and transparent way. Chairman Kuehn stated the MCDC has partnered with The Retail Coach and they are going out to retail trade shows to solicit companies to bring restaurants and venues to McKinney. Council member Philips stated it might be more profitable to hire a marketing person who will pound the pavement and work solely for the MCDC instead of relying on The Retail Coach. Mayor Fuller stated that the last thing I would be in favor of is putting another person on MCDC staff in a role that might take a different direction than the MEDC or city staff. Often the MCDC is participating on other types of projects with the City such as the airport and PSA. Councilwoman Rath stated that perhaps the Council needs to meet with The Retail Coach since the new members have not had a chance to do that. MCDC has a meeting with The Retail Coach later this week and will identify a time for an update to Council on the status of their progress. Chairman Kuehn stated that the Board wants to make sure we are a strategic partner with the Council versus an independent group going the wrong. Mayor Fuller stated that the MCDC does operate at the direction of Council and we need partnerships with MCDC and MEDC. It is the job of the Council to set policy and vision. MCDC is here to enhance the community as a whole. The voters here in McKinney voted on this a while back and they want projects that create

quality of life for those that live here. I have not heard anyone on Council loudly object to anything on your list

Board members unanimously approved the motion by Board member Glew, seconded by Treasurer Doak, to adjourn the McKinney Community Development Corporation meeting. Chairman Kuehn adjourned the McKinney Community Development Corporation meeting at 6:33 pm.

Mayor Fuller called for discussion on the following work session items with no action taken:

- 18-109** Consider/Discuss Funding for Airport Land Acquisition
- 18-110** Discuss Charter Amendment Process
- 18-111** Update on the Potential Development of a McKinney Community Internship Program

Mayor Fuller recessed the meeting into executive session at 7:30 p.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 551.071 (A). Litigation / Anticipated Litigation, and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Fuller recessed back into open session at 8:35 p.m.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council member Shemwell, to adjourn. Mayor Fuller adjourned the meeting at 8:35 p.m.

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GEORGE C. FULLER  
Mayor

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KURT KUEHN  
Chairman

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary