

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**JANUARY 18, 2022**

The McKinney Economic Development Corporation (MEDC) met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, January 18, 2022, at 8:00 a.m.

Board members Present: Chairman Michael Jones, Vice Chairman Joe Minissale, Secretary/Treasurer Kurt Kuehn, Ken Sipiora, Julie Williams, Thad Helsley, and Alternate Mohamed Kacem.

City Council members Present: Mayor Pro Tem Rainey Rogers and Councilman Rick Franklin.

Staff Present: President Peter Tokar, Senior Vice President Michael Talley, MEDC Operations Manager Deana Smithee, Executive Assistant Joanne Isom, MEDC Project Manager Miguel Esparza, City Manager Paul Grimes, MEDC Attorney Mark Houser, McKinney Community Development Corporation (MCDC) President Cindy Schneible and Visit McKinney Sales Manager Marie Woodard.

There were 3 guests present.

Chairman Jones called the meeting to order at 8:00 a.m. after determining a quorum present.

Chairman Jones called for Public Comments for items on the agenda and there were none.

**22-0026** Chairman Jones called for the Minutes of the McKinney Economic Development Corporation Special Meeting of November 30, 2021. Board members unanimously approved the motion by Secretary/Treasurer Kuehn, seconded by Board member Helsley, to approve the minutes.

**22-0027** Chairman Jones called for the Minutes of the McKinney Economic Development Corporation Meeting of December 21, 2021. Board members unanimously approved the motion by Secretary/Treasurer Kuehn, seconded by Board member Sipiora, to approve the minutes.

**22-0028** Chairman Jones called for Board and Liaison Updates. Chairman Jones congratulated Patrick Cloutier on being appointed to serve on City

Council. Chairman Jones welcomed MEDC's newest Board member, Julie Williams.

City of McKinney – City Manager Grimes congratulated Mr. Cloutier for his special election victory and noted. Mr. Cloutier will be sworn in and seated during next week's City Council Meeting. Mr. Grimes welcomed Julie Williams and looks forward to working with her. Mr. Grimes gave an update on the petition to legalize the sale of alcoholic beverages for off-premise consumption. The City's role is to validate the signatures to see if the threshold of signatures is reached before it can be placed on the ballot. If the petition is certified, an election will be called for. Mr. Grimes stated City Council will have its annual strategic goal setting workshop on February 11<sup>th</sup>. There will be discussions on housing strategy, road maintenance funding sources, waste hauling among many other items City Council and the community have to address. Mr. Grimes announced transit services switched to Dart effective January 1<sup>st</sup>. Fire station 11 located in Craig Ranch will be opening on February 16<sup>th</sup>. It is an impressive station. The fire station includes a police sub-station and we're looking forward to getting it up and operating. Mr. Grimes continued, the website has been redesigned, a soft launch happened in December. A presentation will be made to City Council on February 15<sup>th</sup> to outline some of the key changes. Our population estimate of January 1<sup>st</sup>, 2022, is 206,654. Mr. Grimes commended the Planning Department staff for their estimates, which were 34 people off the actual census data.

Chamber of Commerce – President Lisa Hermes reported we surpassed the number of signatures needed to place the package liquor store initiative on the ballot for the voters in November. We will be coming to City Hall today with over 23,000 verified signatures of registered voters of the City of McKinney and only 21,847 were needed to place it on the ballot. Ms. Hermes announced the Chamber's upcoming events: February 3<sup>rd</sup> is the Business Development Update featuring Peter Tokar

MEDC President, February 8<sup>th</sup> is the first CEO Series this year featuring Dan Tinker President of SRS and February 25<sup>th</sup> is the annual Community Awards Celebration, the theme is Kentucky Derby. Ms. Hermes announced two new staff members; Melanie Williamson is the Program and Community Development Director, and Jordan Tate is the Communications Director. Please welcome them when you have an opportunity.

MCDC - President Schneible reported the MCDC will have public hearings on seven project grant applications. Last month there were 13 promotional grant applications presented to the board and those will be acted upon at next week's Board meeting. The amount requested exceeds the amount we can fully fund so there will be some tough decisions for the Board to make. We're currently accepting retail development infrastructure grants. One change was made to the grant program. The program was created to support landmark business which is defined as the Cultural District, historic buildings and gateways into the City. Ms. Schneible stated the MCDC recognizes one of the challenges facing business owners, downtown especially, is upgraded fire suppression systems so that has been added to this grant program. It is a matching program, \$25,000 is the maximum amount that can be awarded. Several of you attended the Tupps groundbreaking a week ago Friday and we are happy to report things are moving forward. Permits are being secured to mobilize on site in the very near future so were excited about that moving forward.

**22-0029** Chairman Jones called for the consideration / discussion of the MEDC Monthly Organizational Report. President Tokar welcomed Michael Talley, MEDC's new Senior Vice President. If you haven't met him, please take the opportunity to do so. President Tokar announced Joanne Isom is leaving the MEDC and thanked her for all her hard work and dedication. She will be missed.

**22-0030** Chairman Jones called for the consideration/discussion of the 2021 Annual Key Performance Indicators. President Tokar reported on the 2021 key performance indicators (KPI's). Vice Chairman Minissale acknowledged the great year the MEDC had. The report is incredibly informative and helpful to recap what was accomplished but is lacking the numbers. The report should include the numbers for each KPI.

Chairman Jones called for Board Comments. Secretary/Treasurer Kuehn stated he has been hearing more and more in the community about hiring and finding employees. Mr. Kuehn suggested the MEDC help facilitate a job fair to offer to existing and new employers of the City. Board member Sipiora noted the recent press coverage and is very pleased. Mr. Sipiora stated the project pipeline continues to be more than robust and the capital investment ad valorem values that we've been successful in contracting and some very large project opportunities. The demand on our resources is greater than ever and is not going away, so thank you.

Chairman Jones recessed the meeting into Executive Session at 8:49 a.m.

Chairman Jones reconvened the meeting to open session at 10:14 a.m.

Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Helsley, to approve Project Power as discussed in Executive Session.

Board members approved the motion by Board member Loughmiller, seconded by Chairman Jones, to approve Project Sandlewood as discussed in Executive Session with a vote of 5-0-1, Vice Chairman Minissale abstaining.

Board members unanimously approved the motion by Board member Helsley, seconded by Vice Chairman Minissale, to adjourn.

Chairman Jones adjourned the meeting at 10:16 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MEDC members on March 15, 2022.

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MICHAEL JONES  
Chairman

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KURT KUEHN  
Secretary / Treasurer