

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

FEBRUARY 28, 2013

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, Suite 110, McKinney, Texas, on February 28, 2013 at 8:00 a.m.

Board members present: George Fuller, Kevin Griffin, Dan Hall, Colleen Smith, and Scott Elliott. Board members Jason Burress and Michael Puhl were absent.

Staff present: Executive Director Cindy Schneible and Administrative Assistant Connie Gibson.

13-192 Minutes of the McKinney Community Development Corporation Board Meeting of January 24, 2013. Board members unanimously approved the motion made by Dan Hall, seconded by Scott Elliott, to approve the minutes of the January 24, 2013 board meeting.

13-193 Board members reviewed the financial report provided by the City of McKinney finance department. The sales tax receipts for January were \$669,397. The City finance department is working to prepare budget sheets that will more closely reflect expenditures associated with MCDC allocations and projects.

13-194 Check Requests Issued January 2013. There were no questions regarding checks issued in January.

13-195 Board and Liaison Updates

Chairman

- Met with McKinney Housing Authority and discussed consent decree regarding community projects and the desire for more integration across the city.
- George Fuller and Cindy Schneible met with PROS. MCDC will continue to research aquatic center options for the City of McKinney.

Chamber of Commerce

- Collin County Days in Austin will be March 4-5. A large delegation of more than 240 people from Collin County will be attending. Topics for discussion include education, transportation, and water issues.
- The Chamber quarterly luncheon and candidate forum has been scheduled for April 9th at Eldorado Country Club.
- The March issue of McKinney magazine will be delivered this week.

Main Street & MPAC

- The Morning Maniacs car club has been meeting the first Saturday on the square.
- MPAC will host a McKinney magazine unveiling on March 28th. The event will also serve as a fundraiser and an opportunity to highlight upcoming events in downtown McKinney. A concert featuring *Mercy Me* will take place at MPAC that night.
- Main Street will host *Lunch on the Lawn* on the MPAC grounds every Friday beginning April 5th and going through May.
- *Arts in Bloom* will be Saturday, April 13th on the square. More than 150 artists will be participating in the event.
- Austin singer and songwriter Bob Schneider will perform a concert at MPAC on April 26th.
- City of McKinney Historic Preservation Officer Guy Giersch is working with Main Street staff to develop a QR walking tour of McKinney historic district.

McKinney Convention & Visitor's Bureau

- The MCVB office has moved to their new location in downtown McKinney, 200 W. Virginia. They have seen a large increase in traffic to their office since the move.
- The MCVB Open House on February 20th was a success.
- The staff received over 80 leads from the Bridal Show that was held this past month at MPAC. They have given tours of area motels to several bridal parties since the show.

McKinney Economic Development Corporation

- MEDC board members approved one incentive package for business expansion at the February board meeting.
- MEDC board approved two extensions of Certificate of Occupancy for two existing MEDC projects during the February meeting.
- The Greater Dallas Taiwanese Chamber of Commerce Chinese New Year Charity Gala was held Saturday, February 16th. MEDC and MCDC were community sponsors of the event.
- MEDC staff participated in the Texas One Mission to California. The trip has generated interest from businesses looking to relocate to Texas. MEDC will host one California prospect the week of March 4th.

Parks Recreation & Open Spaces

- The skate park at Gabe Nesbitt Community Park is expected to be completed within six weeks.
- The two ball fields at Gabe Nesbitt are close to being complete.
- The Sontag Elementary Park will begin landscaping, with the first planting in the spring.

13-199 Consider/Discuss Signage for Hike and Bike Trail. Lemuel Randolph, Parks, Recreation and Open Spaces Director updated the board on signage for the hike and bike trails. An effort was made 7-8 years ago to

create way finding signs. The existing signs have been hard to maintain. The need is for approximately twelve signs for the trails from Lake Forest to Towne Lake. Mile markers would be included on the trails as well.

13-200 Consider/Discuss Aquatic Center Project. Executive Director Cindy Schneible provided an update to the board. Council has directed MCDC board to research aquatic center options and present a recommendation to Council in August. The desire of City Council is to construct an aquatic center that would not need support from the general fund. Gabe Nesbitt Community Park is one possible location for an aquatic center. Research has shown that full cost recovery for operational costs of strictly competitive pools is difficult and generally requires subsidization. Outdoor water parks are often more profitable. The board will be touring various aquatic facilities in March.

13-202 Consider/Discuss/Act on Promotional and Community Events grant request for \$8,000 by Crape Myrtle Trails of McKinney to promote the Run the Trails and More! Fun Run. The promotional and community events grant committee recommended full funding of the request. Dan Hall made a motion to approve the committee recommendation. Colleen Smith seconded the motion. The motion was voted on and passed unanimously.

13-203 Consider/Discuss/Act on Promotional and Community Events grant request for \$5,000 by Kiwanis Club of McKinney to promote the Kiwanis Historic McKinney Triathlon. Committee recommendation was to fund the requested amount. Kevin Griffin made a motion, seconded by Dan Hall, to approve the committee recommendation. The motion passed unanimously.

13-204 Consider/Discuss/Act on Promotional and Community Events grant request for \$15,000 by The Heritage Guild of Collin County to promote the Farmers Market, Living History Days, Old-Fashioned Ice Cream Crank-Off and Trolley Tours of McKinney Historic District. Colleen Smith

made a motion to approve the committee recommendation to fund \$15,000. Kevin Griffin seconded the motion. The motion passed unanimously.

13-205 Consider/Discuss/Act on termination of amended and restated Hotel Development Agreement executed January 19, 2007. Kevin Griffin made a motion to approve termination of the hotel agreement from 2007 for the Gateway hotel/event center project. Dan Hall seconded the motion. The motion was voted on and passed.

13-196 Conduct a Public Hearing to Consider/Discuss Application #13-02 as submitted by McKinney Greens Homeowners Association requesting \$15,000 for a community park and playground. Jill Alcantara addressed the board. The McKinney Greens HOA is requesting funds to develop a park consisting of a 20' x 40' patio area with three tables and grills, and playground equipment. There is currently no park or playground in the area. The Greens HOA can provide 62% of funding for the project, and will be responsible for maintaining the park. It will be open to the public.

13-197 Conduct a public hearing to Consider/Discuss Application #13-03 as submitted by ReCycles McKinney requesting \$10,000 for a facility to be used for storage and rehabilitation of used bicycles, and supplies that are needed in the process. The recycled bicycles are provided to individuals in the community at no charge. Randy Hancock addressed the board. His organization refurbishes old bikes and has worked in partnership with 3e McKinney, Cottonwood Creek Church, First Baptist Church, CASA and Samaritan Inn to distribute recycled bicycles into the community. The organization is in need of a larger facility to store bikes and bike parts, and to perform the refurbishing of the bikes.

13-198 Conduct a public hearing to Consider/Discuss Application #13-04 as submitted by McKinney Garden Club requesting \$10,000 for a beautification project in select McKinney parks and medians. Beverly Rivers presented the request to the board. The signature project will

consist of 18,000 bulbs planted in medians along Eldorado and Lake Forest, Hardin, and McKinney Ranch and Lake Forest. Bulbs will also be planted in Mitchell Park, Finch Park, and Bonnie Wenk Park. The signature beautification project will be divided into two phases, with phase II bulbs being planted immediately if project is funded by MCDC. The MCDC board will vote on the three project applications during the March board meeting.

1-206 Consider/Discuss/Act on transition of IT and telephone service to the City of McKinney. Cindy Schneible reported the transition would allow access to the City X drive, facilitate communication and streamline processes for functions such as preparing and submitting check requests. All IT support would be provided by the city. There would be significant potential for reduction of costs for hardware and service. Kevin Griffin made a motion to approve the transition of IT and telephone service to the City. Dan Hall seconded the motion. The motion was voted on and passed unanimously.

13-201 Executive Director's Report. Cindy Schneible reported after going through the qualification process on the Gateway project, Beck was selected as the Construction Manager at Risk for the project and City Council has approved the recommendation. The hotel developer has indicated they have identified three strong equity partners for the project. After one has been selected the debt provider will be secured. A copy of the MCDC ad for McKinney Magazine was shown. A similar ad was placed in the Spring PROS guide. MCDC will continue to work with PROS to promote the hike and bike trails in McKinney.

Chairman Fuller asked if there were any citizen comments. Phil Wheat thanked the board for continued support for Crape Myrtle Trails of McKinney.

Scott Elliott made a motion to adjourn the meeting. The motion was seconded by George Fuller. The motion was voted on and passed.

The meeting was adjourned at 9:59 a.m.

GEORGE FULLER
Chairman