

McKinney Community Development Corporation
Regular Board Meeting
May 26, 2011

The McKinney Community Development Corporation (MCDC) met in regular session in the Encore Wire conference room at McKinney Performing Arts Center (MPAC), 111 North Tennessee, McKinney, Texas, 75069.

Board members present were board chair Tracy Rath, board vice-chair George Fuller, board secretary Dan Hall, Kevin Griffin, and Eric Davis. City council member Geralyn Kever attended the meeting in the absence of council liaison Pete Huff. Staff members present were executive director Cindy Schneible and administrative assistant Connie Gibson.

There were several guests present.

Tracy Rath called the meeting to order at 8:01 A.M. She called for a motion to approve board minutes for the joint City Council, MEDC, and MCDC meeting on April 25, 2011. A motion to approve the minutes was made by Dan Hall, and seconded by George Fuller. The motion was voted on and passed unanimously (5-0).

A motion was made by Dan Hall to approve the regular board meeting minutes of April 28, 2011. George Fuller seconded the motion. The motion passed unanimously (5-0).

Tracy Rath called for a public hearing to discuss and consider a request for \$299,958 submitted by McKinney Performing Arts Center (MPAC). David Taylor, director of MPAC, addressed the board.

Michael Puhl entered the meeting at 8:04 A.M.

Jason Burress entered the meeting at 8:05 A.M.

Mr. Taylor provided a presentation highlighting repairs and improvements needed in the 136 year old Performing Arts Center building. The items included air conditioning repairs and improvements, installation of ¼" energy efficient magnetic window panels, and replacement of doors and hardware. The request also included funds for the installation of marquee signs on each side of the building, the installation of sound absorption panels on the first floor and in the hallways on all levels, and a track lighting system to display artwork. Mr. Taylor stated the time frame for the work to be done is from July, 2011 through September, 2012. George Fuller requested copies of the bids that were secured for four items on the application. George Fuller made a motion to close the public hearing. The motion was seconded by Kevin Griffin. The motion was voted on and passed unanimously (7-0). The MCDC board will vote on the application in an upcoming meeting.

An update on the Fire Museum project was given by Dirk Hedges, assistant curator. An extension on the funding deadline was requested. Delays in the antique fire truck restoration have occurred as a result in difficulty locating replacement equipment, and a management change with the restoration company. The Fire Museum is open to the public and has seen an increase in attendance lately.

Steve Brainerd, development supervisor, for the Parks, Recreation and Open Space Department updated the board on current Parks projects and presented an overview of the 2012 request that will be presented for approval at a later date. The 2012 request will include the creation of the city's first dog park in Bonnie Wenk Park. The Crape Myrtle Trails World Collection Park is completed and a ribbon cutting celebration is scheduled for June 10th. There will be a Veterans Memorial Park ribbon cutting in November on Veterans Day.

A financial update was provided by Jason Cooley, interim budget director with the City of McKinney. He stated that the sale tax revenues for April were \$564,781. This is up 11% from April, 2010. The year-to-date tax revenues are up approximately 1.7% from this same time in 2010.

Check requests were reviewed. There was no discussion on the check requests.

Liaison reports were given next. Lemuel Randolph, Parks, Recreation and Open Spaces director reported on the July 4th "Red, White, and Boom!" celebration. An American Idol review will take place before the fireworks display that evening.

Jim Young, MEDC president, reported that they will be making announcements soon on new projects. The Traxxas groundbreaking will be June 13th.

George Fuller reported the Chamber would be raffling a bike during the "Bike the Bricks" event. The "Buy Local campaign has 55 business participating. The Chamber will be unveiling a new foldout map of McKinney in July. The next Chamber quarterly luncheon will take place in July.

The McKinney Convention and Visitors Bureau report was given by Diann Bayes, executive director. The MCVB board and staff will have a retreat in June or July. The brochures for the month long "Bloomin' to Boomin'" event have been printed, and the website is up. There are over 100 events listed, with more than two dozen organizations represented. The new Visit McKinney iPhone application has launched. The app will serve as a valuable tool for visitors to McKinney as well as residents. Restaurants, places to stay, and events will be listed on the app.

Tracy Rath reported that she would be making a presentation on the mission and work of MCDC to The Voyagers, in May.

The meeting was called into Executive Session at 9:07 A.M.

The meeting was called into Open Session at 9:24 A.M.

Dan Hall left the meeting at 9:24 A.M.

Executive director Cindy Schneible reported to the board that the RFQ process is underway on the Gateway project. Jason Gray, McKinney city manager, shared some background information on the companies that have submitted proposals in response to the request for qualifications.

The purchase involved with the Flour Mill project has proceeded. Budget preparations for the 2011-2012 fiscal year have begun.

Jason Burress reported that the MCDC bike team for the Mayor's challenge race during "Bike the Bricks" was ready to go, and they expected to make a good showing.

The city council liaison report was given by Geralyn Kever. She stated there are several key staff positions still open within the city. The city council approved a five-year strategic plan during the May 17th city council meeting.

Jason Gray was asked if there was an update on reorganization plans for the city's "M" boards as discussed during the joint meeting with council in April. Mr. Gray stated that his recommendation to Council, with respect to organizational structure for MCDC and MEDC, would be to retain the current structure. Additionally, he would recommend that the City Manager, or his designee, have input on matters relating to personnel.

There was some discussion on the MPAC project, and the ramifications of the Imagine Charter School leasing space at MPAC in the next school year.

The board chair called for a motion to adjourn the meeting. Michael Puhl made a motion to adjourn, with George Fuller seconding the motion. The motion was voted on and passed unanimously (6-0).

The meeting was adjourned at 9:53 A.M.

TRACY RATH – Board Chair