

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

MAY 19, 2015

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

Board members Present: Chairman Darrell Tate, Vice Chairman Lance Lindsay, Secretary/Treasurer Robbie Clark, Pablo Ruiz, Chuck Branch, Julie Fort, and Randy Page.

Staff Present: President Jim Wehmeier; Executive Vice President Abby Liu; Director of Business Retention, Expansion and Emerging Technology John Valencia; Director of Business Development Chad Walker; Mayor Pro Tem Travis Ussery; Interim City Manager Tom Muehlenbeck; City Secretary Sandy Hart; Interim Assistant to City Manager Chandler Merritt; City Attorney Mark Houser; Financial Analyst Trevor Minyard; MCVB Executive Director Dee-dee Guerra; MCDL President Cindy Schneible; Administrative Assistant Sheri Van Slycke and Council member Geralyn Kever.

There were three guests present.

Board members unanimously approved the motion by Board member Julie Fort, seconded by Board member Pablo Ruiz, to approve the following consent items:

- 15-481** Minutes of the McKinney Economic Development Corporation Meeting
April 21, 2015
- 15-482** Minutes of the McKinney Economic Development Corporation Meeting
April 29, 2015
- 15-483** Minutes of the McKinney Economic Development Corporation Meeting
May 1, 2015
- 15-484** Minutes of the McKinney City Council, McKinney Economic Development Corporation, and the McKinney Community Development Corporation Joint Meeting of May 14, 2015
- 15-485** Chairman Tate called for the Board and Liaison Updates.

Board Chairman – Chairman Tate thanked the board for all they do, and for attending all the recent meetings. Mr. Tate recognized Council

person Geralyn Keever for all her time and assistance given to the MEDC board and stated this will be her final MEDC board meeting.

City of McKinney – Interim City Manager Tom Muehlenbeck stated City Council accepted the recommendation from the Bond Committee for the November 3rd City bond election. It's a \$160 million that will include streets, public facilities, etc. All four committees recorded a unanimous acceptance after vetting all the projects through the Council last night. It will be sometime in July that the Council will set the wording for the six issues on the bond referendum.

MCDC – MCDC President Cindy Schneible reported that the preparation of the construction documents for the Aquatics and Fitness Center are in process so that the pricing can be prepared for a June 22nd joint meeting with Council to approve the GMP. Also, the MCDC board has determined that continued messaging about the impact of local dining and shopping should be incorporated into MCDC advertising and marketing efforts.

MCVB – MCVB Executive Director Dee-dee Guerra reported there were over 281 visitors at the Visitors Center, and we helped with over 126 rooms in April. Ms. Guerra made 13 corporate calls in the Allen area and attended The Dallas/Fort Worth Area Association Executive Trade Show. We have spent about \$26,000 of the \$55,000 advertising budget for the Sheraton Hotel Event and Conference Center. Beau Beasley is bringing a Texas Fly Fishing/Wine Festival to McKinney, and MCVB is working with him to help facilitate the festival plans.

Main Street/MPAC - Mayor Pro Tem Travis Ussery reported Bike the Bricks will be quite the event on Friday and is the largest cycling race in Texas, and will showcase live music with the JumboTron. Mr. Ussery thanked Ms. Keever for her sincere service to the MEDC board, as well as to City Council.

15-486 Chairman Tate called for the Director of Business Development Report. Director of Business Development Chad Walker stated he is looking forward to kicking off our new marketing efforts with ROI. Mr. Walker reported he has two important projects to share during executive session that are interesting and very exciting for McKinney.

15-487 Chairman Tate called for the Director of BRE/Emerging Tech Report. Director of BRE/Emerging Tech John Valencia reported Statlab moved into their new building the weekend of May 9th. Lawton Mechanical's project is proceeding slower than expected, and it looks like they will not be able to acquire their CO until December of 2016, instead of December 2015, as projected. Tupps Brewery officially opened Saturday, May 2nd and their project status will be reviewed in executive session.

15-489 Chairman Tate called for the Executive Vice President Report. Executive Vice President Abby Liu reported Hisun Motors is experiencing dynamic sales growth in the Spring, and their company goal is to grow from the 6th largest ATV/UTV distributors to the 5th largest in the U.S. Staff had a productive meeting with CEO Sun, Assistant City Manager Shelton, Planning Director Quint, and development services staff to understand the City's development requirements prior to Hisun's expansion design and decision. Wistron GreenTech Texas Corporation has a new General Manager-Sam Liang. Staff conducted a McKinney orientation with focus on available land and a brief city tour for Mr. Liang. The City's video team will shoot "Made in McKinney"-Wistron GreenTech video late in May. Ms. Liu included a Texas One New York City invitation for the board's review.

15-490 Chairman Tate called for the President-CEO Report. President Jim Wehmeier referred the board to his written report for brevity, however Mr. Wehmeier stated the new budget is in process and as soon as all the details have been worked through, he will provide a review version for the

board via email.

15-491 Chairman Tate called for Consideration/Discussion/Action on April Financials. Financial Analyst Trevor Minyard updated the board on April Financials. We are 58% through the year; the revenues are 59.1% of the budget, so showing slightly up on the revenues. Expenses are averaging about 54%. Mr. Minyard gave a short tutorial on how the Finance Department has optimized the McKinney website for transparency, as well as how to access reports and other information quickly. Board members unanimously approved the motion by Board member Chuck Branch, seconded by Board member Lance Lindsay, to approve April Financials.

15-492 Chairman Tate called for the Consideration/Discussion/Action on Paperless Board Meetings. City Secretary Sandy Hart gave a presentation to the board on the benefits of paperless board meetings, including a short tutorial showing usage. Ms. Hart stated that every board in the City, as well as City Council, have all adopted the paperless board meetings option, with the exception of the Housing Authority. Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Pablo Ruiz, to approve the Paperless Board Meetings and purchase the iPads with the wireless data plan, with the option to eliminate the data plan, if determined not necessary.

15-493 Chairman Tate called for the Consideration/Discussion/Action on Continuation of Liaison Reports. Board members unanimously approved the motion by Board member Lance Lindsay, seconded by Board member Robbie Clark, to continue liaison updates.

Chairman Tate called for Citizen Comments: Mr. Keith Clifton stated he wished to commend the MEDC board and City Council for all its hard work on Lincoln

Properties. Mr. Clifton wished to express to the board that the City is still in a precarious situation with this and other projects. Mr. Clifton is concerned that the City reputation is in jeopardy in reference to being difficult to work with and unstable. He continues that his encouragement to the board is to hold their ground, remain stable, and support the current continuity.

Chairman Tate called for Board Comments and there were none.

Chairman Tate recessed the meeting into executive session at 9:00 a.m. per Texas Government Codes: 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) and legal consultation on the following item(s), if any, Section 551.074. Personnel Matters, and Section 551.087. Deliberation Regarding Economic Development as listed on the posted agenda.

Chairman Tate reconvened the meeting to the open session at 10:30 a.m.

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Chuck Branch, to approve incentive for Project Ernst as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Pablo Ruiz, to approve date extension for Project Tool as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Randy Page, to approve incentive for Project Home as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Randy Page, to approve the date changes for the C.O. to July 31, 2015 for Tupps Brewery as discussed in executive session.

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Chuck Branch, to approve 100% claw back and the demand letter including a ten day response time for P & A Graphics as discussed in executive session.

MEDC MINUTES

May 19, 2015

PAGE 6

Board members unanimously approved the motion by Vice Chairman Lance Lindsay, seconded by Board member Chuck Branch, to approve incentive for CA Snickers as discussed in executive session.

Board members unanimously approved the motion by Board member Pablo Ruiz, and seconded by Vice Chairman Lance Lindsay, to adjourn the meeting. Chairman Tate adjourned the meeting at 10:55 a.m.

DARRELL TATE
Chairman