

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

FEBRUARY 24, 2021

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, February 24, 2021 at 8:00 a.m.

Board members Present: Vice Chairman Michael Jones, Secretary/Treasurer Joe Minissale, Ken Sipiora, Patrick Cloutier, Kurt Kuehn, and Alternate Kimberly Ball.

Absent: Chairman Brian Loughmiller

Staff Present: Executive Vice President Abby Liu, Senior Vice President Danny Chavez, MEDC Office Supervisor Deana Smithee, MEDC Administrative Assistant Joanne Isom, Mayor George C. Fuller, Mayor Pro Tem Rainey Rogers, Councilman Rick Franklin, City Manager Paul Grimes, MEDC Attorney Mark Houser, Financial Compliance Manager Chance Miller, Visit McKinney Executive Director DeeDee Guerra, and McKinney Community Development Corporation President Cindy Schneible.

Absent: President Peter Tokar, Project Manager Madison Clark, and Technology and Infrastructure Specialist Michael DePaola,

There was 1 guest present.

Vice Chairman Jones called the meeting to order at 8:04 a.m. after determining a quorum present.

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

21-0145 Vice Chairman Jones called for the Minutes of the McKinney Economic Development Corporation of January 19, 2021. Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Sipiora, to approve the minutes.

21-0146 Vice Chairman Jones called for Board and Liaison Updates. Vice Chairman Jones presented former Board member Dr. Gere' Feltus with a plaque and thanked her for her service to the MEDC.

City of McKinney - City Manager Grimes noted the winter storm the prior week and thanked the first responders, dispatchers, and public works for all their hard work. City Manager Grimes reported over the weekend there were 2,800 2nd doses of the Moderna vaccine distributed at McKinney ISD Stadium. The 2nd dose of the Pfizer vaccine will resume later in the week. The vaccine process at McKinney ISD stadium has been streamlined and is smoother than it was initially. Board member Cloutier noted there is efficacy after a single dose of the Pfizer vaccine and Johnson & Johnson has a single dose available. Board member Cloutier asked if the City anticipates moving to either of those strategies. City Manager Grimes noted the City will continue to administer the vaccine following the CDC guidelines and as directed by the state.

McKinney Community Development Corporation – President Schneible reported the MCDCC Board approved nine promotional grants totaling over \$61,000 at the January Board meeting. President Schneible noted

one of the grants approved was submitted by Hub Partners, LLC. They are an entertainment destination and will be located within a larger development at Custer and US 380. The group began this type of entertainment feature in Destin, Florida with The Hub – 30A. It will include a restaurant, an open public space stage, and a community building. The community building will be available to nonprofits and community groups for use at no charge. President Schneible reported Tupps Brewery started the permitting process. They submitted site plans to the City Planning Department earlier this month. President Schneible noted public hearings were conducted at the January MCDC Board meeting for six project grants and the MCDC Board will take action on those items at the February Board meeting.

Visit McKinney – Executive Director Guerra reported the Visit McKinney Board met yesterday and heard a second round of grant requests. The Kiwanis Club requested \$2,000 for the advertisement and promotion of the McKinney Kiwanis Triathlon. Heritage Guild of Collin County Chestnut Square requested \$1,500 for the creation of a professional video for the Wedding Venue. The Texas Music Project requested \$15,000 for a pub crawl for this summer. Executive Director Guerra reported they attended three different bridal shows and there was one site visit with a North Texas Veterans group. Executive Director Guerra reported Visit McKinney received twelve RFP's and is excited to see

travel is coming back. Executive Director Guerra reported they sent marketing materials to Convention South, Bus Tour magazine, Tour Texas, and the Texas Municipal League magazine. Executive Director Guerra noted the influencers scheduled to visit McKinney in February have rescheduled to March due to the weather. Executive Director Guerra reported Visit McKinney is working with Main Street to create a V.I.P. experience for guests attending during the AT&T Byron Nelson. Executive Director Guerra noted on April 16th they will begin to migrate website information from Civic Plus. The staff will have training on the new website on May 17th and the new website will launch on June 1st. Executive Director Guerra reported YOLO Texas aired an episode on Arcade 92 and they will air an episode on Local Yocal next week.

21-0147 Vice Chairman Jones called for the consideration / discussion of the MEDC Monthly Organizational Report. Executive Vice President Liu noted the staff has been working on planning the Byron Nelson with the City, McKinney Chamber of Commerce, Airport, and MCDC. Executive Vice President Liu thanked Executive Director Guerra for assisting the MEDC with hotel accommodations for the AT&T Byron Nelson.

21-0148 Vice Chairman Jones called for the consideration / discussion of the MEDC Monthly Metrics Dashboard Report. Executive Vice President Liu noted the project pipeline is still strong at 175%. Vice Chairman Jones noted it was good to see website traffic over 100%. Executive Vice

President Liu noted BRE continues to be a challenge during the pandemic.

21-0149 Vice Chairman Jones called for the consideration/ discussion/ action on the December 2020 Financials. Financial Compliance Manager Miller reported the month of December revenues were at \$1.3 million and expenditures were at \$1 million, for a surplus \$340,000 to roll into fund balance. Financial Compliance Manager Miller reported the sales tax for the month of December is applicable to the month of October and there was a 6.6% increase over last year. Financial Compliance Manager Miller noted a 9.25% increase year to date over last year. Board members unanimously approved the motion by Secretary / Treasurer Minissale, seconded by Board member Cloutier, to approve the December 2020 Financials.

Vice Chairman Jones called for Citizen Comments and there were none.

Vice Chairman Jones called for Board Comments. Board member Kuehn commented the City did a fantastic job last week. It is good testament of the community that makes up McKinney. Vice Chairman Jones announced today starts the 14 days small business can apply for PPE loans.

Vice Chairman Jones recessed the meeting into Executive Session at 8:21 a.m.

Vice Chairman Jones reconvened the meeting to open session at 10:07 a.m.

Board members unanimously approved the motion by Secretary / Treasurer Minissale, seconded by Board member Cloutier, to approve Project Paris as discussed in Executive Session

Board members unanimously approved the motion by Board member Sipiora, seconded by Secretary / Treasurer Minissale, to approve Toyoshima GreenTech as discussed in Executive Session.

Board members unanimously approved the motion by Board member Cloutier, seconded by Vice Chairman Jones, to approve Project Peregrine as discussed in Executive Session

Board members unanimously approved the motion by Board member Cloutier, seconded by Secretary / Treasurer Minissale, to approve the adjustment to the MEDC President's contract as discussed in Executive Session.

Board members unanimously approved the motion by Board member Sipiora, seconded by Secretary / Treasurer Minissale, to adjourn

Vice Chairman Jones adjourned the meeting at 10:13 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 16, 2021.

MICHAEL JONES
Vice Chairman

JOE MINISSALE
Secretary / Treasurer