

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**FEBRUARY 22, 2018**

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 22, 2018 at 8:00 a.m.

Board members Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Hamilton Doak, Jackie Brewer, Michelle Gamble and Rick Glew. Absent: Treasurer David Myers.

City Council members Present: Council member Chuck Branch

Staff Present: President Cindy Schneible; City Manager Paul Grimes; Assistant City Manager Barry Shelton; Assistant to the City Manager Trevor Minyard; Assistant Director of Parks and Recreation Ryan Mullins; Chief Financial Officer Mark Holloway; MPAC/Main Street Director Amy Rosenthal; MCVB Sales Manager Vanesa Rhodes; City Secretary Sandy Hart; and MEDC Operations and Compliance Administrator Melissa Dixon.

There was one guest present.

Chairman Kuehn called the meeting to order at 8:01 a.m. after determining a quorum was present.

**18-201** Minutes of the McKinney Community Development Corporation Meeting of January 25, 2018

Board members unanimously approved the motion by Secretary Doak, seconded by Board member Gamble, to approve the January 25, 2018 minutes.

**18-196** Minutes of the McKinney Community Development Corporation and the City Council Joint Meeting of February 5, 2018

Board members unanimously approved the motion by Vice Chairman Clarke, seconded by Board member Brewer, to approve the February 5, 2018 minutes for the Joint Meeting of the McKinney Community Development Corporation and the City Council.

**18-197** Chairman Kuehn called for the January Financial Report. Chief Financial Officer Mark Holloway reported that January is above budget year-to-date by about 5.6%. Sales tax figures came in at about 9% above last fiscal year. Expenditures in January had one expense to note outside of the normal operations for the month: the \$4 million for the McKinney Airport Terminal and Hangar project.

**18-198** Chairman Kuehn called for the Board Liaison Updates.

City of McKinney – City Manager Paul Grimes reported to the Board that the Tax Increment Reinvestment Zone No. 1 (TIRZ 1) met on Tuesday, February 20<sup>th</sup>, and amended their project plan to include a couple of areas as catalyst projects, which the City Council ratified: the Cotton Compress area just north of Old Settlers Park and the Southgate development project, which is now eligible for additional TIRZ funding under the catalyst project designation. Mr. Grimes was pleased to announce that the U.S. Army Corps of Engineers has issued a Section 404 permit for the Lower Bois d’Arc Reservoir near Bonham. This does affect the City of McKinney as it is a North Texas Municipal Water District project; the City of McKinney is a founding member of the NTMWD and this allows the City to secure water resources for future growth. The project is expected to begin construction sometime in the second or third quarter of this year; it is a multi-year project, consisting of four major components to the reservoir project: the dam, the pump-station, highway/road infrastructure and mitigation. The City Council had a strategic planning workshop on February 2<sup>nd</sup>. Council is expected to ratify the strategic plan in the near future so that a budget can be created to work in alignment with the strategic plan. Mr. Grimes confirmed with the Board that the McKinney Medical Center is located within the TIRZ 1 designation and the Airport is located within TIRZ 2.

McKinney Convention and Visitors Bureau – MCVB Sales Manager Vanesa Rhodes shared with the Board that January was a much bigger

month than January 2017. There were 808 room nights secured, which was up from the 75 room nights secured during the same month last year. The majority of that increase was due to corporate use, namely from Torchmark, Emerson and Clayton Homes. The MCVB received fourteen Requests for Proposals (RFP's); five of the RFP's were associations and two of those have been secured; NAACP and Texas AgriLife. Lastly, the Bo Beasley Texas Fly Fishing event has chosen to go to Plano, but the opening ceremony will be held at TUPPS Brewery in McKinney.

McKinney Economic Development Corporation – Interim President Abby Liu shared with the Board that the MEDC Board approved the engagement of Ralph Anderson Search Firm to conduct a national search for a new MEDC President position. MEDC hosted two international companies from Asia in McKinney as part of the new business attraction program. On January 25<sup>th</sup>, MEDC board, staff, several City Council members and the City Manager attended the NTCAR for the 2017 Stemmons Service Award ceremony. McKinney broker, Bill Cox, with the Carey Cox Company, received the Broker of the Year award.

MPAC/Main Street – MPAC/Main Street Program Director Amy Rosenthal shared that she has been working with local downtown businesses on a job fair, scheduled for March 6<sup>th</sup>. This is a great opportunity to showcase downtown and all the job opportunities available to the community. She is also working with Davis at the Square to have a booth showcasing the new apartments that are close by the downtown area. Main Street is considering a proposal from a company for a downtown gift card that would be accepted in participating retail businesses. This is a great corporate opportunity. Second Saturday has a renewed enthusiasm over the merchant-driven program; they are kicking off on March 10<sup>th</sup>. The McKinney Repertory Theatre will have

several performances of the comedy, *I Hate Hamlet*, over the next two weekends.

Parks and Recreation – Assistant Director Ryan Mullins announced that the annual Trout Derby scheduled for February 17<sup>th</sup> has been rescheduled to March 17<sup>th</sup> due to inclement weather. There are approximately 600-800 people expected to attend. The Parks and Recreation Job Fair is being held Saturday, February 24<sup>th</sup> from 9:00 a.m. – 2:00 p.m. at the Old Settlers Recreation Center in effort to hire approximately 200 part-time and seasonal help for all facilities this summer. The Daddy/Daughter Dance was held on February 2<sup>nd</sup> at McKinney Community Center in which 420 people attended which was up about 150 people from last year's dance. This year, the event was broken up into two time slots which worked very well and allowed for additional attendees. Town Lake playground has been completed with a new structure. The Winniford Park playground replacement has been put on hold due to inclement weather, as well as the Bonnie Wenk project. The Community Center playground is in the ground and will be completed as soon as the rain lets up. The Tennis expansion was supposed to kick off this week, but has been put on hold as well. The Fitzhugh pavilion design has been contracted with David C. Baldwin Architects. Finalizations with Kimley Horn are being made for the design of Cottonwood Park. The George Webb Park site plan went before Council this past week and was approved; bids are expected in the spring of this year. The stakeholders for the Gabe Nesbitt Park met to discuss the refresh of the master plan this week.

**18-199** Chairman Kuehn called for the President's Report. MCDC President Cindy Schneible requested that the Board review the list of grants that have been funded to-date, as well as a list of potential projects that may come before the Board in the future for consideration. There were two final reports that were awarded, including the Magic Planet Project at the

Heard Wildlife Museum. The Magic Planet was installed in December; they began training staff and are planning a soft opening sometime in February. The Rotary Parade of Lights event in downtown McKinney had an estimated 10,000-13,000 attendees. The second cycle for MCDC grants will open on March 1<sup>st</sup> and applications will be accepted through March 30<sup>th</sup>. Any applications received will be presented to the Board at the April meeting. President Schneible reminded the Board that Friday evening, February 23<sup>rd</sup>, is the McKinney Chamber of Commerce Annual Community Awards Celebration and MCDC will present two Quality of Life awards.

- 18-200** Consider/Discuss/Act on a Project Grant Application Submitted by the Collin County History Museum (#18-01) in the Amount of \$11,550.00 for the Purchase of Equipment and Materials for the Design, Layout and Construction of a "McKinney Then and Now" Exhibit at the Museum
- Chairman Kuehn called for any questions or comments on the project. Mr. Kuehn commented that it is important to remember our history and this project is a great way to preserve McKinney's history using modern media in addition to the normal media, to bring old and young alike to the museum. Board members unanimously approved the motion by Board member Glew, seconded by Vice Chairman Clarke, to approve funding in the amount of \$11,550.00 for the purchase of equipment and materials for the design, layout and construction of the "McKinney Then and Now" Exhibit.

Chairman Kuehn called for citizen comments. There were none.

Chairman Kuehn called for Board and Commissioners comments. There were none.

Chairman Kuehn recessed the meeting into Executive Session at 8:23 a.m. per Texas Government Code: Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Kuehn reconvened the meeting to open session at 8:33 a.m.

Board members unanimously approved the motion by Secretary Doak, seconded by Vice Chairman Clarke, to adjourn. Chairman Kuehn adjourned the meeting at 8:33 a.m.

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KURT KUEHN  
Chairman