

REINVESTMENT ZONE NUMBER ONE

MARCH 17, 2015

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on March 17, 2015 at 5:00 p.m.

Board members present: Chairman Don Day, Vice Chairman Travis Ussery, Board members: Ray Ricchi, Roger Harris, GERALYN KEVER, Rick Franklin, and Randy P. Pogue. Absent: Board members Brian Loughmiller and Chris Hill.

Staff present: Interim City Manager Tom Muehlenbeck; Deputy City Manager Jose Madrigal; City Attorney Mark Houser; Assistant City Manager Barry Shelton; City Secretary Sandy Hart; Chief Financial Officer Rodney Rhoades; Director of Planning Michael Quint; Planning Manager Matt Robinson; Financial Analyst Trevor Minyard; and Assistant Director of Development Services Rick Leisner.

There were three guests present.

Chairman Day called the meeting to order at 5:00 p.m. after determining a quorum present.

Chairman Day called for Consider/Discuss/Act on the following consent items:

- 15-242** Minutes of the Reinvestment Zone Number One Meeting of December 1, 2014. Board members unanimously approved the motion by Board member Ussery, seconded by Board member Kever, to approve the Minutes of the Reinvestment Zone Number One Meeting of December 1, 2014.
- 15-243** Minutes of the Reinvestment Zone Number One Meeting of January 20, 2015. Board members unanimously approved the motion by Board member Ussery, seconded by Board member Harris, to approve the Minutes of the Reinvestment Zone Number One Meeting of January 20, 2015.
- 15-244** Chairman Day called for Consideration/Discussion/Action on an Amendment to the Fiscal Year 2014-2015 Annual Budget to Provide

Funding for Vacant/Underutilized Site/Buildings. Planning Manager Matt Robinson stated that Staff is proposing to modify the approved budget by allocating \$100,000 of the TIRZ No.1 Fund Balance for the purpose of adding funding for Vacant/Underutilized Site/Building incentives as outlined in the policy governing the awarding of TIRZ No. 1 funds. Before any payment can be processed for Vacant/Underutilized Site/Building projects, the City Council must approve the budget amendment by ordinance. The current annual budget for expenditures from the TIRZ No. 1 fund balance is \$200,000 (encumbered by an agreement with the Flour Mill). This proposed budget amendment will increase the budgeted expenditures amount to \$300,000. The proposed \$100,000 allocation for Vacant/Underutilized Site/Building incentives is anticipated to be a recurring line item in each annual budget moving forward, unless otherwise modified by the Board or the City Council. Board members unanimously approved the motion by Board member Franklin, seconded by Board member Harris, to approve an amendment to the Fiscal Year 2014-2015 Annual Budget to provide funding for Vacant/Underutilized Site/Buildings.

15-245 Chairman Day called for Consideration/Discussion/Action on a Resolution Approving a Chapter 380 Economic Development Agreement with Hope Hardware Building LP for the project at 214 E. Louisiana Street. Planning Manager Matt Robinson stated that the proposed agreement with Hope Hardware Building LP and the City of McKinney is intended for the primary purpose of repair and restoration of a historic building façade. The redevelopment project, located 214 E. Louisiana Street (The Pantry Restaurant), is a TIRZ-eligible project in the approved Project Plan of TIRZ No. 1. The project falls under the category of Vacant/Underutilized Sites/Buildings as defined in the TIRZ Project Plan. Under the policy governing allocation and/or awarding of TIRZ No. 1 funds for Vacant/Underutilized Site/Buildings as defined by the approved

Project Plan, reimbursement and or grant requests are limited to a maximum of \$25,000 per qualifying project, with a maximum of \$100,000 awarded for qualifying vacant/underutilized site/buildings during each fiscal year. The applicant is requesting an economic development grant from Reinvestment Zone Number One to assist with the expense associated with making the following improvements to the existing building: Façade improvements consisting of foundation repair to the northeast corner of the building, repair of the roof and parapet owing to the foundation issues, and repair and restoration of the brick façade of the structure. Applicant, Mr. Tom Meredith answered questions from the Board. Board members unanimously approved the motion by Board member Harris, seconded by Board member Ussery, to approve a Resolution approving a Chapter 380 Economic Development Agreement with Hope Hardware Building LP for the project at 214 E. Louisiana Street. Caption reads as follows:

RESOLUTION NO. 2015-03-001 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT WITH HOPE HARDWARE BUILDING LP FOR THE HOPE HARDWARE BUILDING PROJECT

Board members unanimously approved the motion by Board member Keever, seconded by Board member Pogue, to adjourn. Chairman Day adjourned the meeting at 5:08 p.m.

DON DAY
Chairman

ATTEST:

Sandy Hart, TRMC, MMC
City Secretary

