

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**DECEMBER 17, 2015**

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on December 17, 2015 at 8:00 a.m.

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

Council Liaison Present: Councilwoman Tracy Rath

Staff Present: President Cindy Schneible

City Staff Present: Interim City Manager Tom Muehlenbeck, Director of Strategic Services Chandler Merritt, Senior Financial Analyst Trevor Minyard, Assistant Director of Parks and Recreation Ryan Mullins, Facilities Construction Manager Patricia Jackson, Senior Parks Planner Jenny Baker, MEDC Interim President Abby Liu, Main Street/MPAC Program Director Amy Rosenthal and Executive Assistant Sheri Van Slycke.

There were seven guests present.

Chairman Elliott called the meeting to order at 8:00 a.m. after determining a quorum was present.

**15-1242** Minutes of the McKinney Community Development Corporation Meeting on November 19, 2015. Board members unanimously approved the motion by Board member Gamble, seconded by Board member Doak, to approve the November 19, 2015 minutes.

**15-1243** Chairman Elliott called for the November Financial Report. Senior Financial Analyst Trevor Minyard reported the MCDC revenue is above budget YTD by 12.5%. Sales tax figures came in 8.95% above last year's collection through November. Expenditures are above budget in total, with personnel expenses coming in approximately \$5,000 under budget through November. The major driver of expenses being over budget YTD is the seasonal nature of the MAFC expenses and re-appropriation of funds approved for previous year's grants has not yet

taken place. Mr. Minyard reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

**15-1244** Chairman Elliott called for the Board and Liaison Updates.

City of McKinney- Interim City Manager Tom Muehlenbeck reported the City of McKinney has terminated its agreement with TAPS. All services have been discontinued. City staff have been working with North Texas Council of Governments (NTCOG) for interim funding to cover 90-120 days. The funding was approved last Thursday by the NTCOG for \$100,000. The City is actively working to complete the process to allow federal funds to be sent directly to the City of McKinney for transportation services. Staff has been in contact with DART as well as Denton County Transportation Authority (DCTA). DCTA has picked up the Frisco contract and our discussions with them are going well. Staff continues to negotiate on the nine acre site that will contain about 300 apartments with the ground floor as retail and office space. There are some prestigious restaurateurs interested in this venture. The final agreement will need approval from Council and developer Mr. Robert Shaw of Columbus Realty.

Main Street & MPAC- Main Street/MPAC Program Director Amy Rosenthal reported Home for the Holiday's, sadly, was rained out. However, the Tree lighting ceremony was incredible. The Bridal Show is coming up in January. Rhonda Vincent will be performing in McKinney on January 23<sup>rd</sup> and Travis Tritt on February 5<sup>th</sup>. Ms. Rosenthal reminded us to shop McKinney's downtown during the holidays.

McKinney Convention and Visitors Bureau- Board member Gamble reported MCVB Director Dee-dee Guerra attended the Texas Connect Tradeshow and hosted 23 meeting planners last month. MCVB helped book 148 room nights for a total revenue of \$19,178. Food Traveler

Magazine featured an article on craft beer and wine in McKinney. Total media value for November 2015 was over \$418,000.

McKinney Economic Development Corporation- MEDC Interim President Abby Liu reported MEDC had a very nice holiday party on December 3<sup>rd</sup>. MEDC Board has approved a national search firm for the selection of a new MEDC President, which will be about a 15 week process. MEDC Board has also chosen the companies to receive the Corporate Performance Award, as well as the Business Retention & Expansion Award to be presented at the McKinney Community Awards Celebration on February 19<sup>th</sup>, hosted by the Chamber.

Parks and Recreation – Assistant Director of Parks and Recreation Ryan Mullins reported Sonntag Park has one of the best playgrounds in McKinney. Construction for Finch Park is close to completion with the replacement of the old pavilion and sidewalk reconstruction. Bonnie Wenk Phase I has wrapped up, and Phase II will begin soon, depending on the weather. Advertising will begin soon for the Manager position for the Aquatic Center. Staff also has several trail projects in process.

**15-1245** Chairman Elliott called for the President's Report. President Schneible referred the Board to the monthly reports attached to the agenda packet. Ms. Schneible was pleased to announce the Aquatic Center construction should be going vertical in January 2016. The first cycle of Promotional and Community Grants is open and applications will be accepted through Monday, January 4<sup>th</sup>. We are encouraging nominations for MCDC Annual Quality of Life Award that will be presented at the McKinney Community Awards Celebration on February 19<sup>th</sup>, hosted by the Chamber. MCDC was formed in 1996, and with that in mind, staff and the Marketing Committee members have been working with the City's communication team to make plans for MCDC's 20<sup>th</sup> anniversary recognition activities. Habitat for Humanity is celebrating their 100<sup>th</sup> home built and their annual report has been included in the Board packet.

**15-1246** Chairman Elliott called for the Discussion of a Presentation by McKinney Sunrise Rotary and Downtown Rotary Regarding a Potential Project for an All Access Playground at Bonnie Wenk Park. Ms. Juli Smith presented the potential project which is a collaboration between the Sunrise Rotary and the Downtown Rotary. The mission is to provide a unique playground accessible to all children and adults with the goal of improving their quality of life. The All Access Playground design is for all children, but focused on those children with special needs. The playground's focus is to be interactive, with equipment for children of all developmental levels. Also, the City of McKinney, through a resolution, is providing the site and expanding their original plans for the parking area to accommodate vans and buses, in addition to restroom placement and design to accommodate special needs. The total cost projection is \$500,000. The grant request will be for \$200,000. Chairman Elliott asked that we all be mindful of how much grace and peace we can offer to those around us, especially at this time of year. This issue of special needs children is especially poignant and meaningful.

**15-1247** Chairman Elliott called the Discussion of a Presentation by Independent Bank Representatives Regarding a Potential Project for a Low Pay Medical Clinic in McKinney. Mr. James Tippit and Ms. Kate Perry presented the potential project which would provide health care to low-income patients, particularly for preventive health care, in a cost effective way.

**15-1248** Chairman Elliott called the Discussion of a Presentation by McKinney Armed Services Memorial Board Regarding a Potential Project for a Monument to Gold Star Families in Veteran Memorial Park. Mr. Colin Kimball presented the potential project and is proposing construction of a memorial to honor and pay homage to the Gold Star Families upon the grounds of the existing Collin County Veterans Memorial. Gold Star

Families are those who have lost a son or daughter in service to one of the branches of our Nation's Armed Services during wartime.

**15-1250** Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project #15-04 to Reduce the FY 15-16 Funding Allocation to McKinney Parks and Recreation Department by \$1,500,000 to Facilitate Board Approval of an Amendment to McKinney Aquatic and Fitness Center Project #14-09, to Incorporate Phase II Components into the Base Project. Phase II Components Added to the Base Project Include Construction of a Park Road; Construction of a Monument Sign at Eldorado and Alma; Design and Construction of Up to Three Additional Water Slides to be Installed in the Outdoor Leisure Pool, at a Cost of \$1,500,000. Ms. Schneible explained to the Board this amendment is a companion item to the Public Hearing item that was approved by the MCDC Board in last month's meeting. This is to incorporate Phase II components of the Aquatic and Fitness Center project into the current project and fund it, as was always planned, through 1.5 million of Parks and Recreation Annual allocation for FY 2016. For proper accounting purposes, the Board needs to take action to amend the Parks allocation which is Project #15-04.

Chairman Elliott called for public comments and there were none. Board members unanimously approved the motion by Treasurer Myers, seconded by Board member Gamble, to close the Public Hearing. Board members unanimously approved the motion by Board member Doak, and seconded by Board member Glew, to approve Project #15-04 to Reduce the FY 15-16 Funding Allocation to McKinney Parks and Recreation Department by \$1,500,000 to Facilitate Board Approval of an Amendment to McKinney Aquatic and Fitness Center Project #14-09, to Incorporate Phase II Components into the Base Project. Phase II Components Added to the Base Project Include Construction of a Park Road; Construction of a Monument Sign at Eldorado and Alma; Design

and Construction of Up to Three Additional Water Slides to be Installed in the Outdoor Leisure Pool, at a Cost of \$1,500,000.

**15-1251** Chairman Elliott called for the Consideration/Discussion/Action to Approve a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Manhattan Construction Company of Dallas, Texas for Phase II Services Related to the Construction of the Aquatics and Fitness Center Project Located at Gabe Nesbitt Community Park. Ms. Schneible explained this item is more housekeeping to approve amending the contract to incorporate these Phase II enhancements into the current project. It was presented to City Council on December 1<sup>st</sup> and approved. MCDC is a signatory on the contract, so Board action to approve is required. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary Clarke, to amend the Construction Manager at Risk (CMAR) Services Contract with Manhattan Construction Company of Dallas, Texas for Phase II Services Related to the Construction of the Aquatics and Fitness Center Project Located at Gabe Nesbitt Community Park.

**15-1252** Chairman Elliott called for the Consideration/Discussion/Action on a Recommendation to the City Council to Authorize the Interim City Manager to Execute a Professional Services Contract with Schrickel Rollins and Associates, Inc. of Dallas, Texas for Landscape Architectural and Engineering Services Related to the Design and Construction of the Gabe Nesbitt Tennis Expansion Project, Additional Park Amenities and Landscape Enhancements. Senior Parks Planner Jenny Baker explained to the Board how the funds would be utilized. She also shared that the RFQ Committee unanimously recommended the selection of Schrickel Rollins and Associates, Inc. for the expansion project. Vice Chairman Kuehn took the opportunity to stress the need for additional lighting in the park. Facilities Construction Manager Patricia Jackson shared information about lighting improvements have been made around

the John and Judy Gay Library. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary Clarke, to Authorize the Interim City Manager to Execute a Professional Services Contract with Schrickel Rollins and Associates, Inc. of Dallas, Texas for Landscape Architectural and Engineering Services Related to the Design and Construction of the Gabe Nesbitt Tennis Expansion Project, Additional Park Amenities and Landscape Enhancements.

**15-1249** Chairman Elliott called for the Discussion of an Update from the McKinney Community Development Corporation Performance Facility Subcommittee Regarding Due Diligence Undertaken to Date and Next Steps. Board member Glew explained the purpose of the Subcommittee is to consider the question of whether MCDC should fund an individual performance arts group, in its desire to secure a performance facility, or take a broader perspective and explore how best to support the variety of performance arts groups in McKinney. Mr. Glew updated the Board on the status of the subcommittee's discussions and asked for feedback. The subcommittee has visited a number of performance facility locations to see venues currently available including MPAC, Plano Community Theater, Dallas Children's Theater, Frisco Discovery Center and the Cotton Mill. Future visits plan to be made to Addison Water Tower Theater and the Blockbuster building. The subcommittee's recommendation is to continue with next phase of project due diligence, depending on the Board's feedback. The Board discussed and debated the feasibility and cost effectiveness of several options presented, and whether or not the arts could be self-sustaining, and what the expectations or goals should truly be.

Chairman Elliott called for Citizen comments and there were none. Chairman Elliott called for Board comments and there were none.

Board members unanimously approved the motion by Secretary Clarke, seconded by Vice Chairman Kuehn, to adjourn. Chairman Elliott adjourned the meeting at 10:25 a.m.

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SCOTT ELLIOTT  
Chairman