



MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

August 17, 2012

To: MEDC Board

From: John Valencia

Director of BRE & ET Programs

Subject: August 21, 2012 MEDC Board Meeting; BREP Report/Update

### **MEDC General Activity on my Desk**

Since last we met, time continues to be spent on much follow up on some new opportunities to be discussed later.

The communication effort with the property and business owners along 75 continues to be a process with very good success and progress. I continue to meet with City staff and business owners to assist in more signage. Some have been added and more are in the works.

On August 15<sup>th</sup> the Development Advocacy Group met here and had a great meeting. There were two great presentations from Emily Braht, Landscape Architect and Arborist for the City, on her Tree Preservation ordinance change ideas and from Gary Graham, Transportation Engineering Manager for the City, on an update on the 75 reconstruction. Following this report I have attached the Agenda and attendee list for your review.

In general there is a lot of activity here at the MEDC. Following is a brief update in the particular areas of work

### **BREP**

During this calendar year there have now been six BREP designated proposals to the Board. Of these, two are in progress, two are pending and two did not qualify. (Specific details and new opportunities will be discussed in Executive Session)

Last month we added two more to our count; The Boyd Building and Popular Ink. And in the time since, offer letters have been extended and taken. Legal documents are in the process and all parties are excited about moving forward. As an update here, McKinney CVB will be taking one of their spaces and moving in on November first. And Chamber President Jodi LaFreniere, was so enthralled by their story

and enthusiasm, Dru and Ray and the Popular Ink Team will be featured in the October business issue of ***McKinney Magazine***.

Emerson Process Management had their groundbreaking ceremony July 24<sup>th</sup> and was a wonderful success. Those of you that were there witness a new day out at Gateway and exciting times are right around the corner! As recent as last week, the silt fence had been installed and two construction trailers were set up. Dirt work should be happening any day now.

Larry Flatt, Emerson Process Management Flow-Group Vice President here in McKinney gave a great speech and if you'll allow me, I'd like to share it with you at the meeting. (Roll clip...)

Earlier this month I attended the Collin County Regional Airport Board Meeting and was invited to stay and represent the MEDC during their executive session. Although I cannot disclose those discussions, what I did take away from it was the way in which they "rank" their pipeline. (project they are working on...) They use a scale as Follows:

Hot = Near closing

Warm = Working

Cool = Unlikely, but continue to work

Cold = Very Unlikely, but continue to stay in contact

Unknown = Status unknown, lost or fell out of touch for the time being...

So, I looked at the pipeline I am working and can share the following with you:

Hot = 2

Warm = 9

Cool = 4

Cold = 2

Unknown = 6

Suffice it to say, I'm keeping busy.

### **Emerging Technology**

A number of our past and recent Emerging Technology companies are one by one... getting going, getting moved in, rescheduling and in one case, falling out. We have been kept busy getting all the legal documents in order and the processes in place.

Of the now 10 presented to the Board this calendar year, here is their status: 5 fully engaged; 2 are delayed and rescheduling; 2 did not make the vetting process and one fell out. (Specific details and new opportunities will be discussed in Executive Session)

**McKinney Connect (previously known as: Project McKinney Turbo Wi-Fi)**

(No new activity to report at this time.)

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Abby and I continue work hard and promote our wonderful community. These are exciting times and we are blessed to be a part of McKinney!

Respectfully Submitted,



John Valencia

Director of

Business Retention, Expansion & Emerging Technology

**MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**John Valencia**

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**Subject:** FW: Emerson Process Management breaks ground on new headquarters



news release

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**FOR IMMEDIATE RELEASE**

## **Emerson Process Management breaks ground on new headquarters**

*New McKinney location will house 130 employees*

McKINNEY, TEXAS (July 24, 2012) – Emerson Process Management’s Regulator Technologies business broke ground today to mark the start of construction of its \$25 million global headquarters. As a corporate anchor tenant in The Gateway development at the interchange of U.S. 75 and the Sam Rayburn Tollway, the new global Regulator Technologies headquarters will house a world-class research facility and “flow lab” that will enable the company to test its regulator products in real-world plant conditions.

The three-story, 128,000-square-foot building will also include offices, a customer training center, and a fitness center for approximately 130 highly skilled, professional employees in engineering, research and development, marketing, sales, finance and procurement.

The architect for the project is Fox Architects and the general contractor is Tribble & Stephens Constructors, Ltd. LML Group LLC will serve as the project management firm, and Kimley-Horn and Associates as the civil engineering firm. Clive Samuels & Associates, Inc. is the mechanical and electrical engineering firm, and Larson Engineering is the structural engineering firm. Construction is expected to be complete by late 2013.

Emerson Process Management delivers automation and process control technologies and services to the oil and gas, power, chemical, refining, and other industries. Its Regulator Technologies business offers more pressure regulator and relief valve solutions than any other manufacturer in the world. McKinney and the North Dallas area are home to key oil and gas equipment suppliers that Emerson serves.

The current Regulator Technologies headquarters is located at 310 East University Drive in McKinney. Emerson has been a part of the McKinney community for more than 50 years and is a strong supporter of charitable initiatives, including education, community welfare, and arts. The headquarters relocation is made possible through a partnership between the City of McKinney and Emerson.

### **About Emerson Process Management**

Emerson Process Management ([www.emersonprocess.com](http://www.emersonprocess.com)), an Emerson business, is a leader in helping businesses automate their production, processing, and distribution in the chemical, oil and gas, refining, pulp and paper, power, water and wastewater treatment, mining and metals, food and beverage, life sciences, and other industries. The company combines superior products and technology with industry-specific engineering, consulting, project management, and

maintenance services. Its brands include PlantWeb™, Syncade™, DeltaV™, Fisher®, Micro Motion®, Rosemount®, Daniel™, Ovation™, and AMS Suite.

## **About Emerson**

Emerson (NYSE: EMR), based in St. Louis, Missouri (USA), is a global leader in bringing technology and engineering together to provide innovative solutions for customers in industrial, commercial, and consumer markets around the world. The company is comprised of five business segments: Process Management, Industrial Automation, Network Power, Climate Technologies, and Commercial & Residential Solutions. Sales in fiscal 2011 were \$24.2 billion. For more information, visit [www.Emerson.com](http://www.Emerson.com).

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## BREP ROUND TABLE FOR DEVELOPMENT PROCESS ADVOCACY

### Purpose:

Advocacy for the review of, and possible change to the Development process in the City of McKinney

### Advocate Attendees:

Ray Eckenrode - Appian Commercial Realty  
Russell Grimes - Grimes Construction and Development  
Roger Harris - Metro Linen and Council Member  
David Kochalka - Kimley-Horn  
Dom Lampe - Raytheon  
Charles Myers - MYCON  
Doug Parker - RMCN, Inc.  
Randy Pogue - Pogue Engineering  
Miles Prestemon - Craig International  
Jerry Sylo, JBI Partners, Inc.  
Jason Gray - City Manager  
Rob Daake - Deputy City Manager  
Barry Shelton - Director Development Services  
Gary Graham - Transportation Engineering Manager  
Emily Braht - Landscape Architect, Arborist, City of McKinney  
John Valencia - MEDC

### AGENDA August 15, 2012

- I. Welcome and Introductions
- II. Gary Graham - Update on 75 Resonstruction
- III. Emily Braht - Update on Tree Ordinance
- IV. Open discussion
- V. Set next Meeting Date – suggestion ???
- VI. Adjourn

### **McKinney Economic Development Corporation**

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