

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**OCTOBER 27, 2016**

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on October 27, 2016 at 8:00 a.m.

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

City Council members Present: Councilwoman Tracy Rath and Councilman Rainey Rogers.

Staff Present: President Cindy Schneible

City Staff Present: Director of Strategic Services Chandler Merritt, Deputy City Manager Jose Madrigal, Chief Financial Officer Mark Holloway, Director of Parks and Recreation Rhoda Savage, Assistant Director of Parks and Recreation Ryan Mullins, MCVB Sales Manager Vanesa Rhodes, Airport Director Ken Wiegand, Assistant Airport Director Mark Jaraczewski, MPAC/Main Street Program Director Amy Rosenthal, MCDC Attorney Mark Houser, City Secretary Sandy Hart, and MEDC Executive Assistant Sheri Van Slycke.

There were two guests present.

Board member Kuehn called the meeting to order at 8:00 a.m. after determining a quorum was present. Mr. Kuehn welcomed new Board member Jackie Brewer to the dais. Board member Kuehn called for the Oaths of Office.

**16-1080** The Oaths of Office were administered by City Secretary Sandy Hart.

**16-1081** Chairman Kuehn called for the Election of Officers. President Schneible explained the procedure for nominations and voting. Board member Myers nominated Mr. Kuehn for the position of Chairman. Board members unanimously elected Mr. Kuehn as Chairman. Chairman Kuehn called for nominations for Vice Chair. Board member Doak nominated Mr. Clarke. Chairman Kuehn nominated Mr. Myers. Board members by majority vote elected Mr. Clarke as Vice Chair. Chairman Kuehn called for nominations for Secretary. Board member Myers

nominated Mr. Doak for Secretary. Board member Doak nominated Mr. Glew. Vice Chair Clarke nominated Ms. Gamble. Board members by majority vote elected Mr. Doak as Secretary. Chairman Kuehn called for nominations for Treasurer. Secretary Doak nominated Mr. Myers. Board members unanimously elected Mr. Myers as Treasurer.

**16-1082** Chairman Kuehn called for action on the Minutes of the McKinney Community Development Corporation Meeting of September 22, 2016. Board members unanimously approved the motion by Secretary Doak, seconded by Board member Gamble, to approve the September 22, 2016 minutes.

**16-1083** Chairman Kuehn called for the September Financial Report. Chief Financial Officer Mark Holloway reported revenue is above budget YTD by 6.49%. Sales tax figures are 6.26% above last year's collection through September. Expenditures are below budget in total. The majority of the MCDC fund's project expenses continue to be related to construction costs for the Apex Centre. As of September, MCDC has expended more than \$23.7 million in Apex Centre construction expenses. Mr. Holloway reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

**16-1084** Chairman Kuehn called for the Board and Liaison updates.

Board Chair – Chairman Kuehn thanked the Board for their support.

City of McKinney – Director of Strategic Services Chandler Merritt reported that staff was in Austin in early October for the Texas Municipal League Conference and due to the hard work of staff and particularly Financial Analyst Trevor Minyard, City of McKinney received an award for Municipal Innovation Award for Financial Transparency. Work continues on the Apex Centre and it will be open in early February 2017. Staff hiring is in process. City Council approved the site plan and façade plan for the Nine Acre Site Planned Development at the last Council meeting. Construction is anticipated to begin late January or early

February 2017. A soft launch of the City's performance management system was recently initiated. This program is very important for transparency in government initiatives. As a reminder, the State of the City is November 3<sup>rd</sup> at Christ Fellowship Church. The McKinney Make a Difference Day was a huge success with a number of community events and projects supported throughout the city.

Parks and Recreation – Assistant Director of Parks and Recreation Ryan Mullins highlighted recent and upcoming events that the Parks and Recreation department has sponsored. Mr. Mullins explained that with the leadership of Facilities Construction Manager Patricia Jackson the indoor and outdoor pools at the Apex Centre are being tested for leaks, cracks and errors of any kind to be remedied properly during this phase of construction.

MPAC/Main Street - Program Director Amy Rosenthal thanked the MCDC Board for their support of McKinney Oktoberfest. Even with bad weather on Sunday, the funds raised were greater than in years past. Ms. Rosenthal shared the upcoming events sponsored by MPAC/Main Street, including Scare on the Square for Halloween, Aaron Neville's show on November 10<sup>th</sup> and Sisters on the Fly on November 12<sup>th</sup>. Home for the Holidays is coming up Thanksgiving weekend. Staff is working with Volunteer McKinney to host a Santa House on the Square beginning December 1<sup>st</sup>.

McKinney National Airport/McKinney Air Center - Airport Director Ken Wiegand shared the history of the McKinney National Airport to provide background information for the Board. Assistant Airport Director Mark Jaraczewski reported there were over 118,000 take-offs and landings in 2016, which translates to increased fuel sales and revenue. McKinney Air Center was nominated the number one FBO in the United States by Pilot Choice Awards as a result of the superior service provided by airport staff. The demand for services at the McKinney Airport has grown

tremendously. Infrastructure, parking, and operations are at capacity and airport staff are gearing up to expand the offerings based on the need trends.

McKinney Convention and Visitors Bureau – MCVB Sales Manager Vanesa Rhodes reported McKinney hosted the McKinney Lions Clubs' District 2E2 Fall Conference and secured about 30 room nights at the Holiday Inn Express with 100 attendees. This year MCVB had over 4,000 visitors. During the month of September there were 486 visitors in total of which 72 were from out-of-state, 14 from out-of-country, 50 Texas residents and 10 McKinney residents. September publicity and media coverage included the Weekend Update in the Courier-Gazette and BubbleLife shared the MCVB blog for a total value of over \$10,000. MCVB assisted in securing 163 room nights at a value of \$17,605. In support of McKinney's wedding business, three new venues have opened including Stone Crest in New Hope, Rustic Barn Ranch in Celina, and Grace Vineyards in McKinney.

**16-1085** Chairman Kuehn called for the President's Report. President Schneible referred the Board to the reports attached to the agenda. Ms. Schneible mentioned that the CDC is sponsoring funded additional street banners for the four major events the city hosts throughout the year, and they have begun the installation on the west side of McKinney in addition to downtown. The Grand Opening for the Apex Centre has been scheduled for February 4, 2017. Ms. Schneible announced some upcoming events that the CDC sponsored in early November with Promotional grants. The new Promotional and Community Grant application acceptance period is November 1-30. Presentations to the Board will be scheduled for the December meeting. Award decisions will be announced in January 2017.

**16-1086** Chairman Kuehn called for the Consideration/Discussion/Action on an Amendment to Project #15-06 to Extend the Term of the Performance

Agreement to January 23, 2017; to Reallocate \$2,800 Approved for Surveys to Lot Preparation; to Reallocate \$27,580.74 Approved for Lot Purchase to Lot Preparation; and to Reallocate \$2,188.45 Approved for Lot Purchase to Neighborhood Revitalization. Ms. Cox reported that Habitat for Humanity has built 64 new homes and repaired 100. There are still 143 homes that need work in neighborhoods included in the revitalization area. Ms. Cox thanked the Board for their assistance in the neighborhood revitalization in McKinney. The request for reallocation is to use the funds for lot preparation and neighborhood revitalization projects, instead of purchasing more lots. Board members unanimously approved the motion by Vice Chairman Clarke, seconded by Treasurer Myers, to approve the amendment to Project #15-06 to extend the term of the performance agreement to January 23, 2017; to reallocate \$2,800 approved for surveys to lot preparation; to reallocate \$27,580.74 approved for lot purchase to lot preparation; and to reallocate \$2,188.45 approved for lot purchase to neighborhood revitalization projects.

**16-1087** Chairman Kuehn called for the presentation on Open Meetings Act; Type B corporate requirements; Type B permissible projects and related issues. Chairman Kuehn explained this will be a training presentation and no action will be taken following the presentation by Mr. Jeff Moore of Brown and Hofmeister, LLP.

Chairman Kuehn called for citizen comments and there were none. Chairman Kuehn called for Board comments and there were none.

Board members unanimously approved the motion by Treasurer Myers, seconded by Board member Gamble, to adjourn. Chairman Kuehn adjourned the meeting at 9:25 a.m.

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KURT KUEHN  
Chairman