

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

DECEMBER 20, 2012

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, Suite 110, McKinney, Texas, on December 20, 2012 at 8:00 a.m.

Board members present: George Fuller, Jason Burress, Daniel Hall, Michael Puhl, and Colleen Smith.

Staff present: Executive Director Cindy Schneible and Administrative Assistant Connie Gibson.

12-1146 Minutes of the McKinney Community Development Corporation Board Special Meeting of November 6, 2012. Board members unanimously approved the motion made by Michael Puhl, and seconded by Dan Hall, to approve the minutes of the November 6, 2012 Special Meeting.

12-114 Minutes of the McKinney Community Development Corporation board meeting of November 15, 2012. Board members unanimously approved the motion by board member Michael Puhl, seconded by board member Daniel Hall, to approve the minutes of the November 15, 2012 board meeting.

Kevin Griffin entered the meeting at 8:04 a.m.

12-1148 Minutes of the McKinney Community Development Corporation Work Session of November 15, 2012. Board members unanimously approved the motion by board member Michael Puhl, seconded by board member Daniel Hall, to approve the minutes of the November 15, 2012 work session.

12-1149 November 2012 Financial Report. Rodney Rhoades, CFO for the City of McKinney provided the financial report. The sales tax receipts for November were \$1,039,163. This represents an increase of 22% over November 2011. Overall the sales tax revenues are up 30% from 2011.

12-1150 Check Requests issued November 2012. There were no questions on the check requests.

12-1151 Board and Liaison Updates

Chamber of Commerce

- The Chamber legislative agenda was previewed at the Chamber breakfast on December 8th. Mayor Loughmiller, State Senator-elect Paxton and Representative-elect Scott Sanford spoke about issues they anticipate will face legislators in the upcoming session.
- The annual Chamber business meeting and luncheon will be Tuesday, January 15th at Eldorado Country Club.
- The 2013 Community Awards Celebration will be held February 15th at the Collin County Regional Airport.

Main Street & MPAC

- A New Years Eve 2013 celebration will be held at McKinney Performing Arts Center, with casino games, live music, and dancing.

McKinney Convention and Visitor's Bureau

- The Professional Convention Management Association and International Association of Exhibition Event members recently held an event at The Cotton Mill. MCVB, MCDC, MEDC, Main Street and the Chamber supported the event.
- The MCVB will move to their new office on December 27th. The office is located in downtown McKinney, at 200 W. Virginia.
- The MCVB website has been revamped: visitmckinney.com
- The MCVB staff will be participating in the Team Texas booth in Charlotte, North Carolina in January.
- Staff will attend the Convention & Visitor's Bureau midwinter conference in Bryan/College Station in January.

McKinney Economic Development Corporation

- MEDC will begin developing a master plan for the fifty contiguous acres, owned by MEDC, at the Gateway site.
- A shared MEDC/MCDC position has been posted. The position responsibilities will include research, marketing and social media support.
- MEDC has signed an agreement with a firm that works with economic development corporations to research and qualify business leads.
- May 2013 will be the 20th anniversary for MEDC. Celebration details will be announced soon.

Parks, Recreation, and Open Spaces

- The dog park at Bonnie Wenk Park will be completed, weather permitting, by January 17th.
- Concrete has been poured for the Gabe Nesbitt Park skate park.
- Sod has been laid on two baseball fields at Gabe Nesbitt Community Park.

City Manager

- The Gateway agreements have been signed and executed.
- Development activity for the City has increased. 2012 showed a 50% increase in home permits issued, with a total of 1,500.
- City Council has approved agreements for the Craig Ranch corporate center.

presented a watercolor painting of Baylor Medical Center of McKinney to the board, in acknowledgement of the grant funds provided for development of a walking trail and site enhancements in Overlook Park, adjacent to the Baylor facility at Lake Forest and Highway 380.

- 12-1153** Final report on Crape Myrtle Trails of McKinney 2012 Fun Run. Phil Wheat addressed the board. The 2012 event was very successful, with 532 people participating in the event. Profits for the event were up 141% from previous years. 76% of attendees to the event were from McKinney, 24.1% were non-McKinney residents, and 10.2% came from outside Collin County.

Scott Elliott entered the meeting at 8:27 a.m.

The meeting was called into Executive Session at 8:32 a.m. per Texas Government Code: Section 551.071(2) – Consultation with attorney on any work session, special session, or regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed). Section 551.087 – Deliberation regarding economic development matters - *Gateway Hotel/Event Center (Project #13-01) *Heritage Guild (Project #12-03)

The meeting was called into Open Session at 8:58 a.m.

- 12-1154** Consider/Discuss/Act on request from Heritage Guild of Collin County to redirect up to \$10,000 of the \$99,000 approved for Project #12-03 for construction of a pergola at Chestnut Square. Board members unanimously approved the motion made by Kevin Griffin, and seconded by board member Daniel Hall.

- 12-1155** Consider/Discuss/Act on Gateway Hotel/Events Center (Project #13-01) Agreements. Board member Daniel Hall made a motion to approve the Termination and Release and Escrow Agreements relating to the Gateway Hotel/Events Center project. The motion was seconded by board member Scott Elliott. The voted passed 5-2 with Kevin Griffin and Jason Burress opposing the motion.

12-1156 Consider/Discuss/Act on redirecting the balance of funds remaining from Project #4B08-03 to Project #13-01 (Gateway). Board members unanimously approved the motion by Michael Puhl, seconded by Dan Hall, to redirect the balance of funds remaining from Project #4B08-03 to Project #13-01.

12-1157 Presentation by Parks, Recreation & Open Spaces Director on Aquatic Center Project History. Lemuel Randolph, PROS Director updated the board on the history and current status of an aquatic center project in McKinney. An \$8.5 million bond was approved in 2006. A feasibility study was performed in 2008. A survey was conducted, and information collected in 2009 to develop the PROS Master Plan. A feasibility study was prepared in 2010, for a \$29 million aquatic center. The project, as originally proposed, would have been implemented through a City of McKinney, MISD and MCDC partnership. The City currently has swimming pools at the Senior Center, Old Settlers Park, and Juanita Maxfield Park. Chairman Fuller stated that as plans and discussions move forward, he would like the MCDC board to be more directly involved in the process so that the project can benefit from board members' experience and expertise.

12-1158 Executive Director's Report.

- Prospective projects and approved grants for 2012 were reviewed.

12-1159 Review and Discuss Strategic Plan. The board reviewed session notes submitted by Randy Pennington, facilitator of the November 20th MCDC board strategic planning meeting. 2012 accomplishments and misses were identified, and strategic priorities and direction for the future were reviewed.

Board members discussed increased involvement by MCDC in supporting and promoting the Wilson Creek Hike and Bike trail through marketing, wayfinding signage, mile markers, and trail heads.

Michael Puhl made a motion to adjourn the meeting. The motion was seconded by Colleen Smith, and passed unanimously.

The meeting was adjourned at 9:49 a.m.

George Fuller
Chairman