

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**OCTOBER 22, 2015**

The McKinney Community Development Corporation met in regular session in the Dowdy Board Room, 5900 S. Lake Forest Drive, McKinney, Texas, on October 22, 2015 at 8:00 a.m.

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

Absent: Chairman Scott Elliott

Staff Present: President Cindy Schneible

City Staff Present: Interim Assistant to the Interim City Manager Chandler Merritt, Chief Financial Officer Rodney Rhoades, Senior Financial Analyst Trevor Minyard, Director of Parks and Recreation Rhoda Savage, Assistant Director of Parks and Recreation Ryan Mullins, MEDC Interim President Abby Liu, MPAC/Main Street Program Director Amy Rosenthal, City Secretary Sandy Hart, MCVB Tourism Services/Sales Representative Vanesa Rhodes, Executive Assistant Sheri Van Slycke, and Councilwoman Tracy Rath.

- 15-1034** Oaths of Office. City Secretary Sandy Hart administered the oath of office to re-appointed Board members David Clarke, Kurt Kuehn, David Myers, and newly appointed Board member Rick Glew.
- 15-1035** November 3, 2015 Bond Election Presentation. Interim Assistant to the Interim City Manager presented the 2015 Bond Election Propositions to the Board members. Mr. Merritt explained that the bond election contains seven individual propositions that will be voted on by the City of McKinney residents, the bonds represent \$160 million in bond projects with no tax increase. Mr. Merritt showed a video and explained each of the seven propositions and then accepted questions from the Board. Discussion followed.
- 15-1036** Election of Officers. Ms. Schneible stated that while currently the Secretary/Treasurer role is one elected member, there is an option of

having one Secretary and one Treasurer, if the Board so chooses. The Board discussed this option and chose to separate the Secretary/Treasurer role into two entities to allow additional Board members to serve in leadership roles. Board member Kuehn nominated Scott Elliott for Board Chairman. The nomination was seconded by Board member Doak. By unanimous vote, Scott Elliott was elected Chairman. Board member Doak nominated Kurt Kuehn for Board Vice Chairman. The nomination was seconded by Board member Clarke. By a unanimous vote, Kurt Kuehn was elected Vice Chairman. Vice Chairman nominated David Clarke for Board Secretary. The motion was seconded by Board member Gamble. By a unanimous vote, David Clarke was elected Secretary. Vice Chairman Kuehn nominated David Myers for Board Treasurer. The motion was seconded by Board member Glew. By a unanimous vote, David Myers was elected Treasurer.

**15-103** Minutes of the McKinney Community Development Corporation Meeting of September 3, 2015. Board members unanimously approved the motion by Secretary Clarke, seconded by Board member Gamble, to approve the Minutes of the McKinney Community Development Corporation Meeting of September 3, 2015.

**15-1038** September Financial Report. Chief Financial Officer Rodney Rhoades reminded the Board of the useful online financial reporting tool and asked for any feedback for improvements from the Board. Senior Financial Analyst Trevor Minyard reported revenue of the MCDC exceeded budget estimates for FY 2015. Preliminary sales tax figures came in 6.58% above budget, and total unaudited revenues were 2.65% over budget for the year. Expenditures are well below budget in total, with personnel expenses coming in 11.29% under budget through September. Mr. Minyard continued with explanations on how to use the online financial reporting tools for unique reports related to sales tax collection. As a

reminder, the figures stated may change as the Fiscal Year 2015 audit is completed.

**15-1039** Board and Liaison Updates.

Main Street/MPAC: Program Director Amy Rosenthal reported McKinney Main Street will host its annual Halloween event Scare on the Square on Friday, October 30 from 4-7 p.m. The event is sponsored by McKinney Medical Center and features a costume contest with cash prizes provided by Main Street Magic & Fun Company. That evening, MPAC will also screen 'Rocky Horror Picture Show'. It's the 40<sup>th</sup> anniversary of the cult classic film. This event typically sells out. McKinney Main Street is also involved in a fundraising campaign to help underwrite the costs of bringing a live Christmas tree to Historic Downtown McKinney for the Holidays. The founding corporate partner for the tree is First United Bank, and the first 100 donors that contribute will be recognized on a sign placed next to the tree. This tree will be featured at the City's annual Tree Lighting on Friday, November 27th during Home for the Holidays.

McKinney Convention and Visitors Bureau: MCVB Tourism Services/Sales Representative Vanesa Rhodes reported on September 26, 2015 the MCVB hosted a familiarization tour of McKinney venues for meeting planners from HelmsBriscoe. They were very impressed with what McKinney has to offer and enjoyed the hospitality they received. Special thanks to all our partners who helped make the tour so amazing. Updates on new hotels: Townplace Suites is scheduled to open in mid-November and Holiday Inn Express & Suites is scheduled to open Summer of 2016. Dee-dee Guerra attended Texas Travel Industry Association Summit in San Antonio and Texas Society of Association Executives New Ideas Conference in Corpus Christi. There were over 250 meeting planners in attendance. MCVB has placed a full page ad with a full page editorial in Food and Travel Magazine that published on

September 15<sup>th</sup>. This was a cooperative effort with MCDC and City Communications.

McKinney Economic Development Corporation: Interim President Abby Liu reported the MEDC Board swore in four new Board members at the October Board meeting. MEDC has contracted with a consulting firm for a management audit that will take about 12 weeks and focus on roles and number of MEDC staff and how they function. MEDC will offer a 4A/4B Sales Tax Training for its Board members and invited MCDC Board members to attend. The date and time will be forthcoming.

Parks and Recreation: Director of Parks and Recreation Rhoda Savage reported that next week will be fully scheduled with Park Master Plan Update meetings. There will be a joint meeting with MCDC Board and Parks and Recreation Board on Thursday, October 29<sup>th</sup>. These are information seeking meetings at this time. Also, Collin County has granted funds for four trail projects in an amount of \$573,000 that will be used for Comegys, Wilson Creek, Stacy Road at the SPCA, and Rowlett Creek connector tying into the City of Allen.

**15-1040** President's Report. President Cindy Schneible shared that her report is included in the Board packet. Board members are encouraged to attend an interactive community design workshop for the 10-year update to the city's Comprehensive Plan. The charrette will be held on Saturday, October 24 at the Collin College Higher Education Center from 9 a.m. to 2 p.m. RSVP's are requested since they are serving lunch. Also, as was mentioned earlier, MCDC has a joint meeting with Parks and Recreation next week. The International Council of Shopping Centers is hosting their Dallas Deal Making Event and MCDC is hosting a booth on behalf of the City of McKinney. Ms. Schneible, Barry Shelton, and John Valencia will staff the booth on November 5 and 6, 2015. The Retail Coach is in the process of setting up meetings with potential retailers and developers

that may be interested in McKinney. Board member Doak mentioned the recent news coverage of TAPS, and questioned Ms. Schneible on how TAPS service issues may affect the monies MCDC has granted to TAPS. Ms. Schneible informed the Board that TAPS is currently looking at options to bring service in line with the organizations current financial situation. Plans will be shared as they are developed.

**15-913** Vice Chairman Kuehn called for the Consideration/Discussion/Action on the Request Submitted by Heritage Guild of Collin County to Extend the Term on Project #13-11 (Renovation, Restoration, Improvements to Properties at Chestnut Square) to December 31, 2015; and Approve Use of Remaining Funds Originally Granted for Renovation of the Dulaney House into a Bed & Breakfast to Be Used Instead for Renovation of Dulaney House into an Event Center. Board member Doak recused himself from this agenda item discussion. Ms. Schneible shared that the Heritage Guild of Collin County requested this agenda item to be withdrawn at this time so no action is needed. They may submit an application at a later time. Board member Doak returned to the meeting.

Board members unanimously approved the motion by Board member Doak, seconded by Board member Gamble, to adjourn. Vice Chairman Kuehn adjourned the meeting at 9:30 a.m.

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KURT KUEHN  
Vice-Chairman