

REINVESTMENT ZONE NUMBER ONE

JUNE 18, 2013

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on June 18, 2013 at 5:00 p.m.

Board Members Present: Chairman Don Day, Travis Ussery, Randy Pogue, Geralyn Keever, Don Day, and Robbie Clark. Board member Ray Ricchi arrived at 5:05 p.m. Absent: Board members Brian Loughmiller, Roger Harris, and Chris Hill.

Staff Present: City Manager Jason Gray; City Attorney Mark Houser; City Secretary Sandy Hart; Executive Director of Development Services Barry Shelton; Chief Financial Officer Rodney Rhoades; Director of Planning Michael Quint, and Assistant Director of Planning Kevin Spath.

There was 1 guest present.

Chairman Day called the meeting to order at 5:00 p.m. after determining a quorum was present.

Board members unanimously approved the motion by Board member Clark, seconded by Board member Ussery, to approve the following consent item:

- 13-592** Minutes of the Reinvestment Zone Number One Meeting of March 19, 2013
- 13-593** Chairman Day called for Consideration/Discussion/Action on a Resolution Amending the Project Plan for Reinvestment Zone Number One. Executive Director of Development Services Barry Shelton stated that this item is in response to an item on the March 29, 2013 meeting regarding a grant application from Gayle Haynes for Sidestreet for funds that fall under the vacant or underutilized site or building. At that meeting, the Board directed Staff to go back and look at a policy that would limit these expenditures under a portion of the project plan. Staff came up with an amendment to the Project Plan that would include two provisions: (1) would limit the total expenditures for a vacant or underutilized site or building to \$100,000 per year or 5% of the previous year's TIRZ revenue

and (2) a way to limit the individual grants to \$15,000. Chairman Day stated that he would like to see the small projects limit to just fire sprinkler taps since there will not be that many in any given year. City Manager Gray stated that the intention of this item is to set a cap of 5% or \$100,000 for smaller projects to leave 95% of the funds available for larger projects. Mr. Gray stated that it may be better to handle each request on a case by case basis with Staff providing a specific report on how this affects the overall balance as well as the overall dollars being used up in each of the categories that are associated within the Project Plan today. Board members unanimously approved the motion by Board member Kever, seconded by Board member Pogue, to table this item indefinitely.

13-594 Chairman Day called for Consideration/Discussion/Action on a Resolution Approving a Chapter 380 Economic Development Agreement with Jeff and Gayle Haynes and the City of McKinney for the Sidestreet Redevelopment Project. Executive Director of Development Services Barry Shelton stated that this item was discussed at the last TIRZ meeting regarding the Sidestreet Restaurant going into the former location for Aparicios. They have gone through the process of renovating the location for their new restaurant. The owner is requesting approximately \$13,000 for a TIRZ Board grant to cover the cost of a 6 inch tap for fire suppression. Since this is a high occupancy use the Fire Marshal and the Chief Building Official have found a need to require a fire suppression system. Staff recommends approval of this request. Board members unanimously approved the motion by Board member Ussery, seconded by Board member Pogue, to approve on a Resolution Approving a Chapter 380 Economic Development Agreement with Jeff and Gayle Haynes and the City of McKinney for the Side Street Grill Redevelopment Project. Caption reads as follows:

RESOLUTION NO. 2013-06-001 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF

REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY,
TEXAS APPROVING A CHAPTER 380 ECONOMIC
DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION
AGREEMENT WITH JEFF AND GAYLE HAYNES AND THE CITY
OF MCKINNEY, TEXAS FOR THE SIDESTREET
REDEVELOPMENT PROJECT

Board members unanimously approved the motion by Board member Ussery,
seconded by Board member Pogue, to adjourn. Chairman Day adjourned the meeting
at 5:24 p.m.

DON DAY
Chairman

ATTEST:

Sandy Hart, TRMC, MMC
City Secretary

