

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**MARCH 16, 2021**

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, March 16, 2021 at 8:00 a.m.

Board members Present: Chairman Brian Loughmiller, Vice Chairman Michael Jones, Secretary/Treasurer Joe Minissale, Ken Sipiora, Patrick Cloutier, Thad Helsley, and Kurt Kuehn.

Absent: Alternate Kimberly Ball

Staff Present: President Peter Tokar, Executive Vice President Abby Liu, Senior Vice President Danny Chavez, MEDC Office Supervisor Deana Smithee, MEDC Administrative Assistant Joanne Isom, Mayor George C. Fuller, Mayor Pro Tem Rainey Rogers, Councilman Fredrick Fraizer, City Manager Paul Grimes, MEDC Attorney Mark Houser, Chief Financial Officer Mark Holloway, Financial Compliance Manager Chance Miller, and Visit McKinney Executive Director DeeDee Guerra.

Absent: Project Manager Madison Clark and Technology and Infrastructure Specialist Michael DePaola

There were 4 guests present.

Chairman Loughmiller called the meeting to order at 8:00 a.m. after determining a quorum present.

Chairman Loughmiller called for Public Comments for items on the agenda and there were none.

**21-0227** Chairman Loughmiller called for the Minutes of the McKinney Economic Development Corporation of February 24, 2021. Board members approved the motion by Secretary / Treasurer Minissale, seconded by Vice Chairman Jones, to approve the minutes with a vote of 5-0-2, Chairman Loughmiller and Board member Helsley abstaining.

**21-0228** Chairman Loughmiller called for Board and Liaison Updates. Chairman Loughmiller reported he attended the AT&T Byron Nelson Kickoff

Luncheon and thanked all the individuals from McKinney who attended the luncheon through Zoom.

City McKinney – City Manager Grimes reported the City of McKinney has administered over 35,000 vaccinations at the McKinney vaccination hub. City Manager Grimes noted April 30<sup>th</sup> will be the last day of the vaccination hub. The hub was in operation while supplies were low and the vaccines needed to be organized and administered in an efficient way to the most vulnerable in the community. City Manager Grimes noted the supplies are increasing and the private sector will begin a normal distribution system. City Manager Grimes reported staff will present the East McKinney Project overview at the City Council work session this afternoon. City Manager Grimes noted staff will also present the project overview at the Community Meeting on Thursday, March 18<sup>th</sup> from 5:00 p.m.-7:00 p.m. at Old Settlers Park to give the neighborhood an opportunity to learn more about the plans for redevelopment on the East Side.

Chamber of Commerce – President Hermes reported the Chamber is partnering with the Texas Department of Emergency Services to distribute COVID tests for businesses. After a business completes the online training, they can receive free COVID testing kits to utilize for their employees. The information can be located on the “McKinney Back to Business” website. President Hermes reported the Chamber is gathering information from FEMA for businesses who abstained damage from the winter storm. President Hermes noted Collin County Days will be a virtual event and will be on March 24<sup>th</sup> from 3:00 p.m.- 5:00 p.m. President Hermes noted candidate forums are scheduled for the election in May. The City Council candidate forum will take place March 23<sup>rd</sup> from 8:00 p.m. - 9:30 p.m. on Zoom and will live stream on Facebook. The School Board candidate forum will be on March 25<sup>th</sup> from 8:00 p.m.- 9:30 p.m. President Hermes noted the Quarterly Luncheon will be on March 31<sup>st</sup>

and Baylor Scott and White Chief Medical Officer, Dr. Jeffery Kerr will discuss the COVID vaccine. President Hermes noted the Community Awards will be on April 22<sup>nd</sup> and the 24<sup>th</sup> Annual Chamber of Commerce Golf Tournament will be on May 17<sup>th</sup>.

The Community Development Corporation – MCDC Board Liaison McGill noted at the January 28<sup>th</sup> MCDC meeting the Board awarded promotional grants to community organizations in the amount of \$61,000. The Board will review applications for the second cycle of promotional and community grants starting in May. MCDC Board Liaison McGill noted at the January 28<sup>th</sup> Board meeting they heard four public hearings for project grants in the amount of \$465,000. She also included an application heard at the December Board meeting for The Hub in the amount of \$2.6M. The item was included on the City Council agenda in February for consideration and approval. Additional project grant applications were considered from McKinney Parks and Rec in the amount of \$3.6M. MCDC Board Liaison McGill noted the Board received an update on the TUPPS Brewery expansion at a Special Board meeting on February 1<sup>st</sup>. A subcommittee was appointed to work with the team and review design as the site continues. A site plan was submitted to the city on February 8<sup>th</sup> and a special use permit will be required due to the outdoor and entertainment components. MCDC Board Liaison McGill reported they have received two Retail Development Infrastructure grants.

Visit McKinney – Executive Director Guerra noted the large number of spring break visitors in McKinney and is encouraged to see people traveling again. Executive Director Guerra noted the Visit McKinney Board will meet next Tuesday at 8:00 a.m. at the McKinney Performing Arts Center. They will discuss the request from the Kiwanis Club for \$2,000 to promote their annual triathlon. The Heritage Guild of Collin County is requesting \$1,500 for the advertisement and promotion of the

wedding venue. The funds will go for a professional video of the venue. The Texas Music Project is requesting \$15,000 for the Sound of Music Event. Executive Director Guerra noted Visit McKinney is continuing to work on the pickle ball tournament to be held April 22<sup>nd</sup> - 24<sup>th</sup>. This tournament will bring in over 1,000 visitors. Executive Director Guerra noted the segment on Local Yocal aired on YOLO Texas last month and the owner noted an increase in visitors. Executive Director Guerra reported the Day Tripper's March newsletter featured a paid placement for the St. Patrick's Day Beer Walk. Executive Director Guerra reported June 2021 is the new date for the Visit McKinney website launch and Visit McKinney will feature the new branding during National Travel and Tourism week May 2<sup>nd</sup> – May 8<sup>th</sup>. Executive Director Guerra noted there is no report attached this month.

**21-0229** Chairman Loughmiller called for the consideration / discussion of the MEDC Monthly Organizational Report. President Tokar welcomed Board member Helsley to the MEDC Board and is looking forward to working with him. President Tokar announced Project Manager Clark had her baby last week and all are healthy and doing great. Board member Sipiora complimented the MEDC staff and noted he has seen very positive press coming out of commercial real estate world featuring the MEDC and prominent members of staff. Board member Sipiora requested at the next Board meeting the Organizational Report include a brief report on all the various positive press. President Tokar noted the staff is currently working on a report to capture a summary for the next Board meeting.

**21-0230** Chairman Loughmiller called for the consideration / discussion of the MEDC Monthly Metrics Dashboard Report. President Tokar noted the year is starting off with a strong project pipeline and currently has \$70M in capital investment. President Tokar noted the MEDC is in the process of revising the Business, Retention, and Expansion program. President

Tokar noted the MEDC will meet with the McKinney Chamber, Visit McKinney and MCDC to review different options to better position the program. President Tokar noted community forums may be a challenge this year and the MEDC is currently looking at opportunities to engage the community virtually with hopes “in person” events will resume by the end of the year.

**21-0231** Chairman Loughmiller called for the consideration/ discussion/ action on the January 2021 Financials. Financial Compliance Manager Miller reported for the month of January, revenues were at \$1.3M and expenditures were at \$541,000, to result in a surplus of \$800,000. Financial Compliance Manager Miller reported the sales tax for the month of January is applicable to the month of November and there was a 14.8% increase over last year. Financial Compliance Manager Miller noted Allen had a 5.6% increase, Frisco had a 13.5% increase, and Plano had a 7.7% decrease. Finance Compliance Manager Miller reported McKinney has a 10.6% year to date increase over last year. Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Cloutier, to approve the January 2021 Financials.

**21-0233** Chairman Loughmiller called for the consideration/ discussion/ action on the Chamber of Commerce Awards Based on Nominations. President Tokar noted the Board has a roster of the nominated companies with an assigned letter (A, B, or C) and the Board will use the corresponding letters to make a motion and vote.

Board members approved the motion made by Board member Cloutier, seconded by Vice Chairman Jones, to approve company A for the MEDC Business, Retention, and Expansion /Encore Wire award with a vote of 5 - 1 - 1, Board member Kuehn voting no and Board member Sipiora abstaining.

Board members approved the motion by Board member Kuehn, seconded by Secretary/Treasurer Minissale, to approve Company C for the MEDC New Corporate Business Award with a vote of 6 - 1 - 0, Vice Chairman Jones voting no.

Chairman Loughmiller called for Citizen Comments and there were none.

Chairman Loughmiller called for Board Comments and there were none.

Chairman Loughmiller recessed the meeting into Executive Session at 8:28 a.m.

Chairman Loughmiller reconvened the meeting to open session at 10:31 a.m.

**21-0232** Chairman Loughmiller called for the consideration/ discussion/ action on All Matters Incident and Related to the issuance and sale of the "McKinney Economic Development Corporation Sales Tax Revenue Improvement and Refunding Bonds, Taxable Series 2021," including the adoption of a resolution authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the Corporation.

Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Cloutier, to approve the resolution.

Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-001 MEDC**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF "MCKINNEY ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE IMPROVEMENT AND REFUNDING BONDS, TAXABLE SERIES 2021"; PLEDGING CERTAIN "PLEGGED REVENUES" OF THE CORPORATION, INCLUDING "GROSS SALES TAX REVENUES", TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF SAID BONDS, INCLUDING ESTABLISHING PROCEDURES THEREFOR AND DELEGATING MATTERS TO AN AUTHORIZED CORPORATION OFFICER; AND PROVIDING AN EFFECTIVE DATE.**

Board members unanimously approved the motion by Vice Chairman Jones, seconded by Secretary / Treasurer Minissale, to approve Project Track as discussed in Executive Session.

Board members unanimously approved the motion by Board member Kuehn, seconded by Board member Helsley, to approve the amendment to Project Casita as discussed in Executive Session.

MEDC MINUTES - REVISED

March 16, 2021

PAGE 7

Board members unanimously approved the motion by Board member Cloutier, seconded by Vice Chairman Jones, to adjourn.

Chairman Loughmiller adjourned the meeting at 10:33 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MEDC members on April 20, 2021.

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BRIAN LOUGHMILLER  
Chairman

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JOE MINISSALE  
Secretary / Treasurer