



CITY OF MCKINNEY, TEXAS

Agenda

Reinvestment Zone Number Two

Monday, December 4, 2017

4:45 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

17-1162 [Oaths of Office](#)

17-1163 [Election of Officers](#)

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

17-1164 [Minutes of the Tax Increment Reinvestment Zone Number Two Meeting of January 23, 2017](#)

Attachments: [Minutes](#)

REGULAR ITEMS

17-1165 [Consider/Discuss and Provide Direction Regarding a Potential Amendment to the Project Plan for Tax Increment Reinvestment Zone Number Two](#)

Attachments: [TIRZ 2 Project Plan](#)
 [TIRZ 2 Project Type Map](#)

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of December, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



17-1162

TITLE: Oaths of Office

SUPPORTING MATERIALS:



17-1163

TITLE: Election of Officers

SUPPORTING MATERIALS:



17-1164

TITLE: Minutes of the Tax Increment Reinvestment Zone Number Two Meeting of
January 23, 2017

SUPPORTING MATERIALS:

[Minutes](#)

REINVESTMENT ZONE NUMBER TWO

JANUARY 23, 2017

The Reinvestment Zone Number Two of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on January 23, 2017 at 4:45 p.m.

TIRZ Members Present: Chairman Travis Ussery, Brian Loughmiller, Randy P. Pogue, Chuck Branch, Tracy Rath, Rainey Rogers, and Roger Harris. Board member Randy P. Pogue arrived at 4:48 p.m. Absent: Board members Don Day and Keith Self.

Staff Present: City Manager Paul Grimes; Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Planning Manager Samantha Pickett; and Senior Financial Analyst Trevor Minyard.

There were no guests present.

Chairman Ussery called the meeting to order at 4:46 p.m. after determining a quorum present.

17-087 Oaths of Office. City Secretary Sandy Hart administered the Oaths of Office to the Board members.

17-088 Election of Vice Chair. Board members unanimously approved the motion by Board member Rath, seconded by Board member Rogers, to elect Chuck Branch as Vice Chair.

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

17-089 Minutes of the Reinvestment Zone Number Two Meeting of August 15, 2016

Board member Randy P. Pogue arrived at 4:48 p.m.

17-090 Chairman Ussery called for Consideration/Discussion/Action on the 2016 Annual Report for Tax Increment Reinvestment Zone Two (TIRZ No. 2 / Airport). Senior Financial Analyst Trevor Minyard stated that this item is the submittal of the Annual Report for the TIRZ Number Two, Airport

Zone. The increment for this Zone began with the base year of 2010 and each year 100% of the City's ad valorem and sales tax increment is deposited into the Zone and 50% of the ad valorem increment from Collin County is deposited into the Zone. The 2016 total revenue is approximately \$610,000. Expenditures for 2016 were \$4,500 for general and administrative expenses. A copy of the report will be sent to all taxing entities in the City of McKinney and to the Comptroller's Office. The current balance is approximately \$2.2 million. The \$4,500 general and administrative expenses are for staff time and preparation of documentation. The TIRZ Number Two has only expended \$18,000, all in general and administrative expenditures. There have been no other expenses. The current project plan is predominantly for the roadway construction that is being taken over by Collin County and TxDOT for FM 546. Vice Chairman Branch requested that the Board to consider additional projects to invest in since the FM 546 project has been taken over by Collin County and TxDOT. Mr. Minyard stated that the Finance staff and Development Services staff can bring options for consideration to the City Manager's office and ultimately to Board members unanimously approved the motion by Board member Harris, seconded by Vice Chairman Branch, to approve the 2016 Annual Report for Tax Increment Reinvestment Zone Two (TIRZ No. 2 / Airport).

Chairman Ussery adjourned the meeting at 4:52 p.m.

TRAVIS USSERY
Chairman

ATTEST:

Sandy Hart, TRMC, MMC
City Secretary



17-1165

TITLE: Consider/Discuss and Provide Direction Regarding a Potential Amendment to the Project Plan for Tax Increment Reinvestment Zone Number Two

MEETING DATE: December 4, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning
Michael Quint, Executive Director of Development Services

RECOMMENDED ACTION:

- Consider, discuss and provide direction to Staff regarding a potential amendment to the project plan for TIRZ 2.

ITEM SUMMARY:

- Staff is seeking direction and feedback on whether to amend the project plan for TIRZ 2 to add additional eligible projects. Currently, the project plan for TIRZ 2 only identifies two projects as TIRZ eligible expenses. The perimeter north/south roadway along the eastern side of the Airport and the extension of FM 546. A potential amendment could include support for additional airport related projects such as land acquisition, public infrastructure and airport related construction.
- TXDOT is currently constructing FM 546 from State Highway 5 to Airport Boulevard, which frees up a portion of the TIRZ funds that were projected to be utilized for the roadway project. As such, funds associated with that roadway project could be utilized towards other airport related projects should the project plan be amended.

BACKGROUND INFORMATION:

- The creation of a TIRZ to support the McKinney National Airport was proposed as part of the ongoing investment in the Airport to serve the regional needs of Collin County and the greater D/FW Metroplex. The Project Plan of the TIRZ focuses on infrastructure support necessary to fulfill the mission and vision of the McKinney National Airport. Specifically, the TIRZ provides for the design and construction of the roadway infrastructure necessary to access the Airport.

- The authority of the Board of Directors is established by City Ordinance No. 2010-09-035 creating the TIRZ. Board authority includes the making of recommendations to the City Council concerning the administration of the TIRZ; and adopting (and amending as needed in the future) a project plan and financing plan consistent with the preliminary project plan and finance plan subject to final approval by the City Council.
- On September 21, 2010 the McKinney City Council created Tax Increment Reinvestment Zone Number Two (TIRZ No. 2), consisting of approximately 3,617 acres generally in and around the McKinney National Airport ("Airport") from approximately US 380 to the southeastern city limits of McKinney.

FINANCIAL SUMMARY:

- N/A

SUPPORTING MATERIALS:

[TIRZ 2 Project Plan](#)

[TIRZ 2 Project Type Map](#)

Tax Increment Reinvestment Zone No. 2 (Airport)

Project Plan



Background

The City of McKinney TIRZ No. 2 (outlined in Figure 1) will support the ongoing investment and development of the Collin County Regional Airport (“the Airport”), which is operated, maintained, developed and managed by the McKinney Airport Development Corporation (MADC).

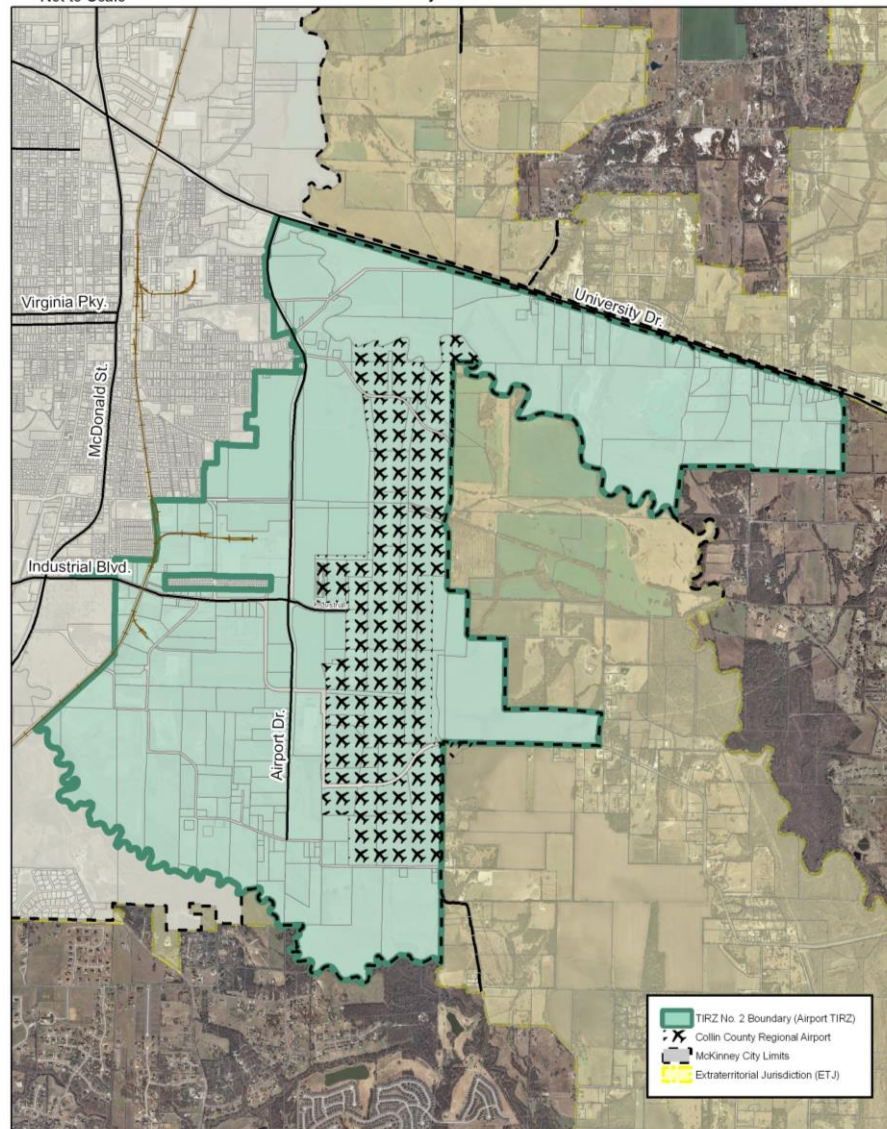
On February 12, 2009, the MADC approved a strategic plan establishing the following mission statement and vision.

Mission Statement: *Develop the premier general aviation reliever airport in the D/FW Metroplex with future commercial service goals.*

Vision: *Collin County Regional Airport is an air transportation center and economic engine for the North Dallas Region, facilitating general aviation, business aviation and related services by an aggressive marketing program and aeronautical service, infrastructure and facility development program.*

TIRZ No. 2, as delineated below, will provide infrastructure support necessary to fulfill this mission and vision.

Figure 1: TIRZ No. 2 Boundary (Airport)



Existing Conditions and Uses

The Airport is located east of the Town Center in a primarily undeveloped area. The Airport itself is zoned for aeronautical uses. The area including and around the Airport is primarily designated as a general aviation business service airport that is an integral part of an industrial park. The primary zoning districts within TIRZ No. 2 are light manufacturing and agricultural.

Proposed Improvements and Uses

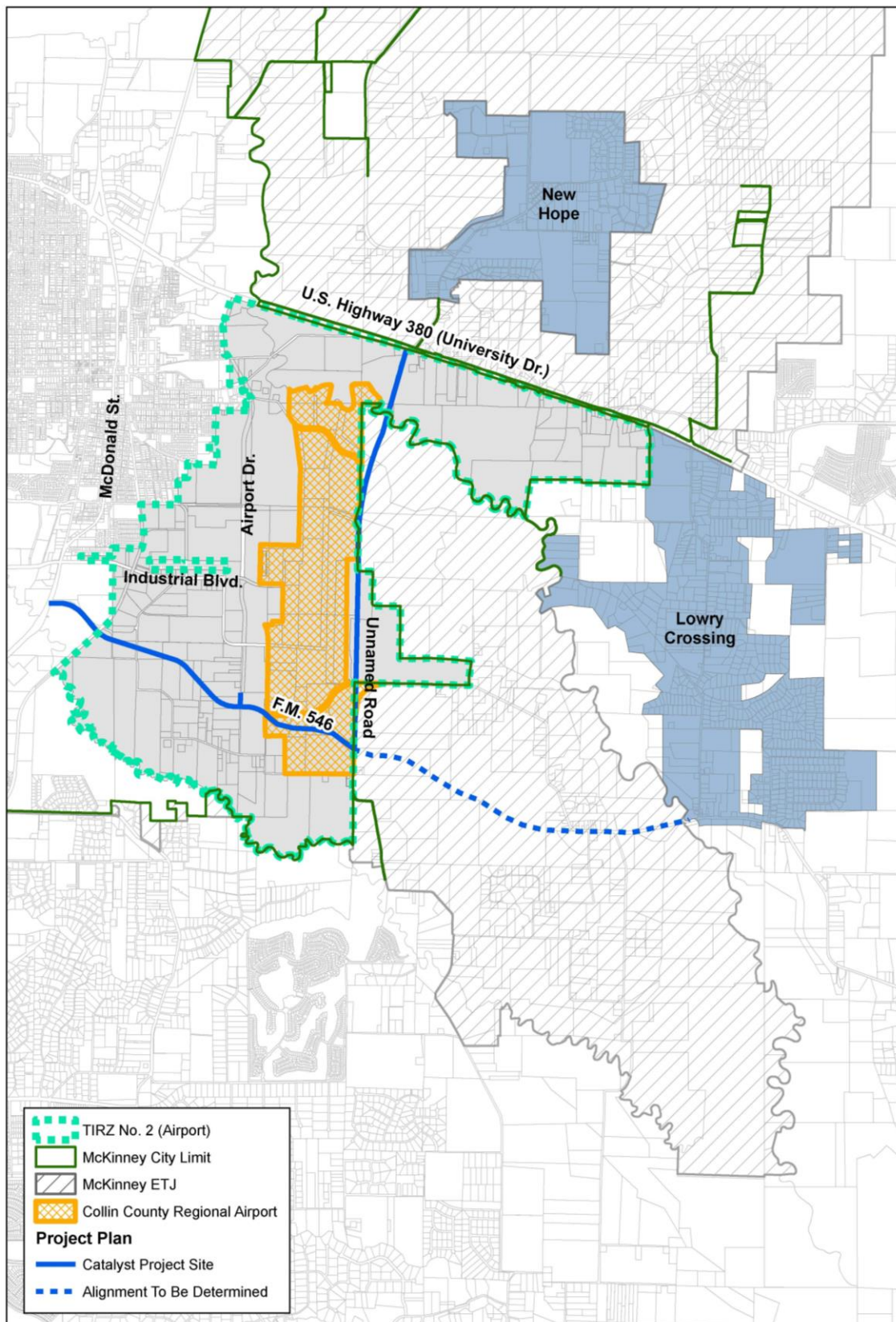
The following initiatives are included in the current plan for the Airport:

1. Focus on Business Aviation Activity
2. Continue to Assess Perimeter Access Control and Airport Security
3. Continue to Prepare for Commercial Passenger Service

The key to these initiatives will be the investment in the roadway infrastructure necessary to access the Airport as delineated below, i.e. the perimeter north/south roadway along the eastern side of the Airport and FM 546. The cost estimated for those roadway projects is \$40,000,000.

The following diagram delineates the projects within and benefiting TIRZ No. 2:

Figure 2: TIRZ No. 2 Project Types



Administration and Implementation

Administrative costs, including reasonable charges for the time spent by City of McKinney employees, MADC employees and/or employees associated with any non-profit groups established to assist with implementation within TIRZ No. 2 will be eligible for reimbursement as project costs, upon approval by the TIRZ Board of Directors and in connection with the implementation of TIRZ No. 2 Project Plan and Financing Plan. Other related administrative expenses including legal fees and consulting fees, including planning, engineering and design fees, of the City, management expenses, meeting expenditures and equipment are included in this category.

Non-Project Costs

It is anticipated that the City of McKinney may make economic development loans or grants to TIRZ No. 2 or the MADC in furtherance of implementing this Plan. Should such loans or grants be made, consistent with the financing documents authorizing the issuance of bonds or other obligations of the MADC, tax increments may be transferred to the City or the MADC to reimburse the City for the funds made available by any such Chapter 380 economic development loans or grants in furtherance of the implementation of this Plan, and fulfilling the public purposes of developing and diversifying the economy of TIRZ No. 2, eliminating unemployment or underemployment in TIRZ No. 2, and developing or expanding transportation, business, and commercial activity in TIRZ No. 2. It is not possible to quantify the non-project costs at this time, other than to say that they are anticipated. All bonds issued are subject to City Council approval, and to minimize the exposure to the City's general fund revenues, the MADC shall maintain sufficient debt reserve accounts and coverage ratios.

Summary of Project Costs

The following summarize the projected project costs of the projects delineated above:

Category		Estimated Cost (in 2010 Dollars)
Roadway Projects	"Unnamed" north/south Perimeter Road and FM 546	\$ 40,000,000
Administration and Implementation		\$ 1,000,000
Total Project Cost		\$ 41,000,000

Proposed Changes in Municipal Master Plans, Zoning Ordinances, Building Codes, and Subdivision Regulations

It is anticipated that the Airport Layout Plan may need to be updated to fulfill the mission and vision of the Airport. However, it is not anticipated at this time that any change in zoning will be required to implement the projects delineated herein.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

Figure 2: TIRZ No. 2 Project Types

