

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

MARCH 21, 2017

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on March 21, 2017 at 8:00 a.m.

Board members Present: Chairman Jason Burress, Kenneth Sipiora, Robert Clark and Sharon Denny. Absent: Vice Chairman Paul Merritt and Randy Page.

City Council member Present: Travis Ussery

Staff present: President Darrell Auterson, Executive Vice President Abby Liu, Director of BRE/Emerging Tech John Valencia, Director of Business Development Chad Walker, Economic Development Coordinator Madison Clark, Operations/Compliance Administrator Sheri Van Slycke, City Manager Paul Grimes, Deputy City Manager Jose Madrigal, Senior Financial Analyst Trevor Minyard, Director of Strategic Services Chandler Merritt, MEDC Attorney Mark Houser.

There were four guests present.

Chairman Burress called the meeting to order at 8:00 a.m. after determining a quorum was present. Chairman Burress called for action on the consent items.

17-295 Minutes of the McKinney Economic Development Corporation Meeting of January 17, 2017. Board members approved, by a vote of 4-0, the motion by Board member Denny, seconded by Board member Sipiora, the January 17, 2017 minutes.

17-296 Minutes of the McKinney Economic Development Corporation Meeting of February 21, 2017. Board members approved, by a vote of 4-0, the motion by Board member Clark, seconded by Board member Sipiora, the February 21, 2017 minutes.

17-297 Chairman Burress called for the Board and Liaison Updates.

City of McKinney – City Manager Grimes reported Collin County Days are March 28th and 29th in Austin and the City of McKinney will be well represented with three of McKinney's elected officials, Chandler Merritt, Paul Grimes, along with McKinney's Government Relations staff Angela

Hale, will be in attendance to express to the Texas legislature the pertinent issues related to McKinney, specifically in opposition to SB2. The North Texas Municipal Water District is scheduled to offer tours of the Wylie plant on June 9th, August 11th, and October 12th of 2017. The entire Board is invited for any of these very interesting tours. Staff held a candidate orientation for approximately 15 candidates running for City Council and Mayor on March 17th to provide the candidates with as much factual information about the City as possible before the election. The Downtown parking Q&A on the website has been updated to reflect changes following the approval of the new parking garage. The public-private partnership lease agreement for the parking garage is anticipated to be brought to City Council on April 4th for approval. Finally, Development Services reported there were more single-family lots approved in the month of February, exactly 407, than in the first four months of 2016 combined. Chairman Burress encouraged Mr. Grimes to review Senate Bill 10 and expressed how that bill could negatively affect McKinney.

Secretary/Treasurer Walter Chen arrived at 8:08 a.m. to the meeting.

17-298 Chairman Burress called for the Consideration/Discussion of the MEDC Staff Monthly Reports.

17-299 Chairman Burress called for the Update from McKinney Innovation Center/WERX Foundation. Harry Smeenck and John Miller provided an update on progress since January 2017 on the McKinney Innovation Center/WERX Foundation. Mr. Smeenck reported on The WERX operational budget and funds and shared the validation of the market demand for the McKinney Innovation Center, as well as their continued vision. Mr. Smeenck shared the building layout at the Texas Crossing building and the potential individual incubator spaces that would soon be available.

- 17-300** Chairman Burress called for the Consideration/Discussion/Action on December Financials.
- 17-301** Chairman Burress called for the Consideration/Discussion/Action on January Financials.
- 17-302** Chairman Burress called for the Consideration/Discussion/Action on February Financials. Senior Financial Analyst Trevor Minyard reported revenue is above budget YTD by 22.5%. Sales tax figures came in 10.5% above last year's collection through February. Expenditures continue to be under budget due to savings in rebate expenditures paid out for incentives. However, during the month of February, The Werx was paid \$11,750. Also, noted by Mr. Minyard, there was an audit adjustment in January and February last year, which skewed the chart for January and February this year. Board members unanimously approved the motion by Board member Sipiora, seconded by Secretary/Treasurer Chen, to approve December, January and February Financials as presented.

Chairman Burress called for citizen comments and there were none. Chairman Burress called for Board comments. Mr. Burress thanked Director of Business Development Chad Walker for his service and complimented his work for the City of McKinney and the MEDC.

Chairman Burress recessed the meeting into Executive Session at 8:34 a.m. per Texas Government Code: Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any: B. Section 551.072. Deliberations about Real Property -MEDC Land. Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Burress reconvened the meeting to open session at 10:18 a.m.

Board members approved, by a vote of 5-0, the motion by Board member Clark, seconded by Secretary/Treasurer Chen, to approve the revised incentives for Project Red River as presented in Executive Session.

Board member Clark recused himself from the dais during the vote of Fox III. Board members approved, by a vote of 4-0-1, the motion by Chairman Burress, seconded by Board member Sipiora, to authorize the City Manager and staff to negotiate the incentive agreement for Fox III as discussed in Executive Session. Board member Clark returned to the dais following the vote on Fox III.

Board members approved, by a vote of 5-0, the motion by Board member Sipiora, seconded by Board member Denny, to adjourn. Chairman Burress adjourned the meeting at 10:21 a.m.

JASON BURRESS
Chairman