

## **REINVESTMENT ZONE NUMBER TWO**

**DECEMBER 4, 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 December 4, 2017 at 4:45 p.m.

Board members Present: Chair Chuck Branch, Board members Tracy Rath, Rainey Rogers, La'Shadi Shemwell, George Fuller, Scott Elliott, Charlie Philips, Roger Harris, and Keith Self.

Staff Present: Staff Present: City Manager Paul Grimes; Assistant City Attorney Alan Lathrom; City Secretary Sandy Hart; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Assistant Director of Public Works Paul Sparkman; Planning Manager Matt Robinson; Director of Parks and Recreation Michael Kowski; and Director of Engineering Gary Graham.

There were two guests present.

Chairman Branch called the meeting to order at 4:50 p.m. after determining a quorum present.

- 17-1162** Oaths of Office. City Secretary Sandy Hart administered the Oaths of Office to the TIRZ 2 Board members.
- 17-1163** Election of Officers. City Secretary Sandy Hart stated the Bylaws stated that Board will elect a Vice-Chair. The City Council will designate a Chairman at their next meeting in December. That Chairman will start serving on January 1<sup>st</sup>. The Board unanimously approved the motion by Board member Rogers, seconded by Board member Fuller, to elect Board member Shemwell as Vice-Chair of the TIRZ 2.
- 17-1164** Minutes of the Tax Increment Reinvestment Zone Number Two Meeting of January 23, 2017. Board members unanimously approved the motion by Board member Rath, seconded by Board member Harris, to approve the Minutes of the Tax Increment Reinvestment Zone Number Two Meeting of January 23, 2017.

**17-1165** Chairman Branch called for Consideration/Discussion and Provide Direction Regarding a Potential Amendment to the Project Plan for Tax Increment Reinvestment Zone Number Two. Planning Manager Matt Robinson stated that staff is seeking direction on an amendment to the project plan for Tax Increment Reinvestment Zone Number Two to add additional projects that would be eligible for reimbursement. There are two identified projects - FM 546 and the unnamed north/south road on the east side of the Airport. TxDOT is currently constructing a significant portion of FM 546 over to Airport Boulevard so with that construction there would be some funds available to utilize for other projects within the TIRZ district. Staff is seeking direction on whether to amend the project plan to include public infrastructure, Airport related construction, and/or land acquisition. There has been feedback from the Airport expressing desire to utilize funds for assistance with airport-related projects. Board member Fuller stated any projects would still have to be approved by the Council. Mr. Robinson stated that if the TIRZ Board desires to expand the amount of projects, we would have discussions and the Board would be presented with a modified plan for the TIRZ Board to take action on. The action would ultimately go before Council for approval through an ordinance. The north/south roadway project east of the Airport is partially funded by TxDOT, however, the City will be responsible for a portion. Board member Harris agrees with the comments about the Airport Master Plan and stated that the north/south road should accommodate Airport expansion to the east. I would also be in favor of TIRZ funds being available for infrastructure, land acquisition and improvements around and specifically on Airport property. Executive Director of Development Services Michael Quint stated that the north/south road is subject to the City and City Council's discretion. As we continue to evaluate the changes to the Airport's layout plan as well as the Airport Master Plan, I anticipate that the unnamed road will have to shift to the east to allow for

further expansion. That can be accomplished by the City Council's update of the Thoroughfare Plan and the Comprehensive Plan update. Chairman Branch stated that the purpose of this zone is to support the development and expansion around the Airport to enhance the vision of the Airport. Board member Fuller stated it is currently for the improvement of two roads. We are now looking to improve those two roads or other needs that we deem appropriate that will come before us in the future. Mr. Robinson stated that when the Reinvestment Zone is adopted, it takes a snapshot in time of the property values in that zone. As property tax and sales tax increase, the City captures that increment and puts it into a fund to utilize for projects within that zone. Board member Fuller stated that this TIRZ is focusing on the Airport because the Airport is an economic generator for the entire City, including the east side. Board member Self stated that the County's participation on this TIRZ is based on this being for the Airport. Board member Rath stated she is in favor of broadening the scope of the TIRZ project plan. Mr. Robinson stated that the direction he has received is for land acquisition related to the Airport, Airport related construction, and infrastructure solely related to the Airport.

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Rainey Rogers, to adjourn. Chairman Branch adjourned the meeting at 5:04 p.m.

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CHUCK BRANCH  
Chairman

ATTEST:

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Sandy Hart, TRMC, MMC  
City Secretary