

McKinney Community Development Corporation
Regular Board Meeting
April 27, 2010

The McKinney Community Development Corporation (MCDC) met in regular session at McKinney Performing Arts Center (MPAC) located at 111 North Tennessee, McKinney, Texas at 8:00 A.M. on April 27, 2010.

Board members present were Chairman Ray Eckenrode, Vice-chair Bill Campbell, Tracy Rath, T.J. Lane, George Fuller, Jason Burress, and council liaison Geralyn Kever. Staff present was executive director Cindy Schneible, and administrative assistant Connie Gibson. There were several guests present.

The Chairman called the meeting to order at 8:00 A.M.

The first order of business was the introduction of the new executive director. George Fuller introduced Cindy Schneible to the board and guests.

Mr. Eckenrode called for discussion and action on the board minutes. One change was noted on the April 12th, 2010 minutes. George Fuller made a motion to approve the March 25, March 30, and April 12, 2010 minutes. Tracy Rath seconded the motion. The motion was voted on and passed unanimously (6-0).

Jason Weeks, assistant finance director with the City, brought the financial report.

Kevin Griffin entered the meeting at 8:04 A.M.

Mr. Weeks passed out a revised copy of the operating statement. He then went over the monthly financial report. He reported that the sales tax revenues for March were \$568,249. This is down approximately 1.53% from March, 2009. The April sales tax summary, which represents February sales, is down 4.2% from April, 2009. The projected budget is still on target. There does not need to be any revisions made. Mr. Weeks stated that the ending fund balance on the "buckets of funds available" shows a negative amount of \$17,795,130. He explained that if everything MCDC has committed to were to come due today, that is the amount that MCDC would be negative.

Mr. Eckenrode stated there would be a change in the order of the agenda. The request for \$75,000 to develop a Strategic Economic Development Plan for the City of McKinney would be the next item for consideration. Frank Ragan, city manager,

addressed the board. He stated the firm that is being considered to consult with the city is TIP Strategies. There are five different companies consulting on retail, transportation, airport, and land planning, with TIP Strategies serving as the project manager. The cost of the project is \$229,500 plus \$22,500 in expenses. He stated that \$77,250 would be requested from MEDC and the City, and \$22,500 from the Chamber. All organizations that have economic development as a part of their mission will be brought together. George Fuller made a motion to support the request. Kevin Griffin seconded the motion. The motion was voted on and passed unanimously (7-0).

Liaison reports were brought forward. James Lanes reported that the Parks department has a new plan for redevelopment of Finch Park. There is a Parks tour coming up soon. There was no MEDC report. Jason Burress reported that the Chamber was going to have the McKinney First kick-off campaign meeting Thursday, April 29th at 11:00. There is a Chamber breakfast scheduled for May 21st. There will be city and county purchasing agents at the breakfast. The MCVB report was given by Tracy Rath. She stated the MCVB held a joint work session with City Council the past week. Because of that the regularly scheduled board meeting was cancelled. Diann Bayes spoke up and stated that National Tourism week is in May. There will be a video contest to promote McKinney. The MCVB staff is working on the July 4th parade. The parade will be held on Sunday, July 4th, at 1:30 p.m. The planning for the "Bike the Bricks" event is going very well. She reported that she is working with the City marketing and a local tech company to create an application about McKinney for smart phones.

Chairman Eckenrode announced the next item on the agenda would be a report on any new project applications, legislative initiatives, or events. Lynn Sipiora with Samaritan Inn spoke to the board. She stated that the Inn is turning away 15-30 people a week. The majority of people turned away are families. The Samaritan Inn is looking at land to purchase in McKinney to build a new facility. The new facility will accommodate up to 40 families. They will be bringing a request to the MCDCC board soon. The rough estimate for the amount that may be requested is \$200,000.

Bill Darling, president of the board of directors with ManeGait addressed the board. He thanked the board for considering the ManeGait application. He stated that the organization has had a lot of success with fundraising from their two events. These funds have helped with operating expenses. It has proven difficult to raise funds for the covered arena. Most likely, it would take several years without the support of MCDCC.

The meeting was called into Executive Session at 8:45 A.M.

The meeting was called into Open Session at 10:02 A.M.

Mr. Eckenrode called for a break at 10:03 A.M.

The meeting was called back into session at 10:09 A.M.

Kevin Griffin made a motion to deny funding to S.B. Harbor Market. The applicant has changed the scope of the original application. The applicant is welcome to reapply with a restated application to represent the project. Tracy Rath seconded the motion. The motion was voted on and passed (5-0). Ray Eckenrode and George Fuller abstained from voting.

George Fuller made a motion to fund the ManeGait project \$125,000. Tracy Rath seconded the motion. T.J. Lane made the comment that everyone on the board appreciates what ManeGait is doing, but due to current circumstances he felt \$125,000 was too much. He would support funding a lower amount. The motion was voted on and passed (4-3) with Ray Eckenrode, T.J. Lane, and Bill Campbell opposing.

Bill Campbell made a motion to deny funding to Baylor Health Care System. Kevin Griffin seconded the motion. The motion was voted on and passed unanimously (7-0). Mr. Eckenrode stated that the entire board is thrilled and excited about Baylor coming to town, but MCDC cannot assist with funding.

During citizen comments Tracy Rath asked that when MCDC has an agenda item before the City Council, could there be an agenda posted. This would avoid any possible quorum problems. Jeff Moore, board attorney, provided suggestions to address the issue.

Bill Campbell made a motion to adjourn the meeting. George Fuller seconded the motion. The motion was voted on and passed unanimously (7-0).

The meeting was adjourned at 10:17 A.M.

RAY ECKENRODE – Chairman

Attest:

Connie Gibson – Board Secretary