

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

MARCH 19, 2024

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, March 19, 2024, at 8:00 a.m.

Board members Present: Chairman Brian Loughmiller, Vice Chairman Kurt Kuehn, Secretary/Treasurer Thad Helsley, Julie Williams, Mark Denissen, Scott Woodruff, Robert Hamilton, and alternate Chantelle Kadala.

City Council Present: Mayor George Fuller, Councilmen Rick Franklin, and Justin Beller.

Staff Present: President Michael Kowski, Senior Vice President Michael Talley, MEDC Operations Manager Deana Smithee, MEDC Executive Assistant Melanie Molina, MEDC Marketing & Social Media Manager Luke Gajary, City Manager Paul Grimes, MEDC Attorney Mark Houser, City Secretary Empress Drane, Director of Strategic Services Trevor Minyard, Accounting Manager Chance Miller, MCDP President Cindy Schneible, and Visit McKinney Executive Director Aaron Werner.

There were 2 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.

24-1340 Chairman Loughmiller called for an Update on 2024 McKinney Board & Commission Member Appointments. City Secretary Empress Drane announced on August 27th the City Council will endeavor to appoint members to the various boards. The application is now open to all candidates interested in serving as well as incumbent members with terms expiring in 2024. Ms. Drane asked board members to please reapply and review their application on file. Interviews will take place in July and August before the City Council.

24-1341 Chairman Loughmiller called for the 2024 Bond Presentation. Director of Strategic Services Trevor Minyard announced during the August work

session for the budget, City Council instructed staff to start preparing the process to solicit for a bond committee. In September, City Council appointed a 36-member committee. There were five different subcommittees. Over the course of September, October, November, and December 2023, the bond committee met roughly eight times depending on if they were on the executive committee. Each meeting was anywhere from 2-3 hours where they heard from city staff and provided feedback on projects they would like to see throughout the community. On December 19th, the bond committee recommended to the City Council a bond proposition totaling \$485.5 million for the May 4, 2024 election. On February 6, 2024, City Council adopted a resolution to call that election with no changes. Proposition A is \$106 million for Parks and Recreation. \$60 million of this would be for a “multigeneration facility”, a combination of Apex and Senior facility. This would most likely be located north of 380 and west of US 75. \$25 million would be used towards all phases of the Towne Lake improvements. \$20 million would go towards Gabe Nesbitt Ball Fields, and \$1 million would go towards additional pickleball courts. Proposition B is for \$36 million to reconstruct a new municipal court facility. The current facility was approved by voters in 1966 and built in 1967. This is the only City of McKinney facility that is still being used for its original purpose. Proposition C is \$30 million for the public works south campus. This is a reconstruction, renovation, and expansion program. Proposition D is a range of funding for public safety, \$70 million total. The largest sum of \$22 million is for a future fire station. \$5.5 million for the renovation of fire station #3 at Eldorado and Orchid and \$12.5 for the reconstruction of fire station #8 in the Craig Ranch area would be included. There is also \$20 million to renovate and expand the current public safety building. When the approval went through in the last bond for public safety dollars, the fire administration building off Taylor Burk started construction. Once the fire administration building has been

completed, police will solely occupy the building that was built in 2006.

This will be renovated and expanded to meet their future needs. \$5 million will be used for land acquisition for future public safety facilities, and \$5 million will be used for a driver training pad. Proposition E for street improvements \$243.5 million.

24-1342 Chairman Loughmiller called for the Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of February 20, 2024.

Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Vice Chairman Kuehn, to approve the Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of February 20, 2024.

24-1343 Chairman Loughmiller called for Board and Liaison Updates.

City of McKinney- City Manager Paul Grimes announced we are well underway with the budget process. Once City Council's priorities and the Key Performance Indicators are in place, budget begins. City Council identified continued diversity of housing options, economic development particularly around retail and entertainment, and continued investment and prioritization of McKinney National Airport. Those items among others will be points of emphasis. Staff will return to City Council with the full strategic plan for adoption around early May and the budget will be presented to City Council in early August. Mr. Grimes announced this Thursday at MPAC will be the annual "All Hands Meeting" with employees. Mr. Grimes noted a third meeting session has been added for 3:30 PM and board members are invited. An author by the name of Peter Kageyama who wrote a book titled *For the Love of Cities* will present.

Chamber of Commerce- McKinney Chamber of Commerce President Lisa Hermes announced she is excited about Plug and Play coming to McKinney and the launch event on March 26th. Ms. Hermes noted also

on March 26th from 4-6 p.m. will be the Leadership McKinney Open House at the Chamber of Commerce office. Ms. Hermes noted it is a great opportunity to learn more about the program and the application process. Ms. Hermes noted if you cannot make it, that is okay because applications will be open for about a month. Ms. Hermes announced the next CEO Series will be March 28th at Emerson. Emerson President Judson Duncan will be interviewed. Ms. Hermes announced April 11th will be the next quarterly luncheon, and the topic is “the future of energy in Texas”. Ms. Hermes announced the Chamber is working with a grassroots group to advocate for the successful passage of the bond election.

Community Development Corporation- MCDC President Cindy Schneible announced Kathryn McGill was finishing up her final two-year term with the MCDC Board but has resigned. Chris Wilkes was the alternate and has been appointed to fill Ms. McGill’s position. Marcus Lloyd has been appointed as the new MCDC alternate. Marcus is founder and executive director of an organization called “Threaded” and has been active in community development. Ms. Schneible noted she is looking forward to getting to know Marcus and getting him involved with the MCDC Board. Ms. Schneible announced at the MCDC Board meeting last month, the Board approved a project grant for Mane Gait, for the construction of a community event plaza and trail at their site. This month, the MCDC Board will act on eight retail grant applications that have been filed. Ms. Schneible announced the Tupps Grand opening last weekend was five times bigger than any weekend at their current location. Ms. Schneible announced there are several events coming up that have received MCDC promotional grants. One is a brand-new event, The Asian Festival, and is occurring this weekend at Mitchell Park. Arts in Bloom will be in mid-April and Empty Bowls will be at the end of April.

Visit McKinney- Visit McKinney Executive Director Aaron Werner congratulated everyone on Notes Live and noted it was neat to see Tupps Brewery open to the public. Mr. Werner announced Visit McKinney has a new visitor's guide as well as a digital version that can be flipped through like a magazine. Mr. Werner noted Visit McKinney plans to reprint every two years. Mr. Werner announced the Solar Eclipse will be April 8th and there are branded t-shirts and glasses for sale at the Visit McKinney store. Mr. Werner announced off State Highway 121, the AC Marriott in front of Independent Financial now has construction fencing around the site and a marketing sign. Mr. Werner noted the AC Marriott will play a second host with the Sheraton going forward.

MEDC Committee Updates:

Marketing Committee- Board member Williams announced the Marketing Committee met but has no updates to share.

Real Estate Committee- Secretary/Treasurer Helsley announced the Real Estate Committee met and updates will be discussed in Executive Session.

Finance Committee- Vice Chairman Kuehn announced the Finance Committee met but has not updates to share.

Innovation Fund Committee- Board member Denissen announced the Innovation Fund Committee met but has no updates to share.

Governance Committee- Chairman Loughmiller announced the Governance Committee met and is working on the review structure for the new President.

Board Chairman- Chairman Loughmiller announced last week he had an interview with a Bisnow representative out of Washington, D.C and spoke about the Innovation Fund, Plug and Play and other developments happening in McKinney. Chairman Loughmiller announced he wanted to give a shoutout to Mr. Aaron Werner for the slideshow he showed during the quarterly luncheon at the Chamber of Commerce showing the

circular impact of what happens in McKinney. Chairman Loughmiller noted he mentioned the slideshow during his interview with Bisnow. Chairman Loughmiller announced he attended the Tupps Brewery grand opening and spoke to quite a few people coming from Dallas and other areas which was great.

24-1344 Chairman Loughmiller called for the MEDC Monthly Reports.

KPI Report- Senior Vice President Michael Talley announced the active project pipeline is 27. Mr. Talley noted he and Marketing & Social Media Manager Luke Gajary have made some changes to the KPI Report. In the Board Retreat we discussed being more transparent with the Board regarding information on events and different things we take part in. “Community Presentations” will now have two subcategories. “Community” meaning education for the community about what we do, and “Industry” (brokers, architects, engineers). Trade Shows and Missions is at a one from the trip to India Project Manager Wilkes took. Closed Innovation Fund projects will be one for March. Mr. Talley announced the Plug and Play launch day on March 26th is a free registration. If you know anyone who would like to attend, please reach out to MEDC staff, or visit uniquemckinney.com.

Marketing Report- Marketing & Social Media Manager Luke Gajary gave an update on how LinkedIn continues to be a great platform to connect with people and provides interaction from outside McKinney. Mr. Gajary announced there has been about a 30% increase in web traffic largely in part to targeted campaigns with Bisnow. Mr. Gajary announced the Project Vibes announcement was a fantastic joint effort with the City of McKinney communications department. The press release has been picked up by 38 individual news outlets and counting.

24-1345 Chairman Loughmiller called for the February 2024 Financials. Accounting Manager Chance Miller announced there was close to \$2.4 million in revenue, \$2.3 million of which was sales tax revenue. There

was close to \$100,000 in interest income and \$7,000 in miscellaneous revenue. For expenditures, there was \$210,000 in operational expenses, \$288,000 in project expenses, and \$237,000 in non-departmental expenses. Total expenses for the month of February were \$736,000. February sales tax applies to December. There was a 4.6% increase. Year-to-date is 6.4%. Allen had a decrease of 6.5%, Frisco stayed about even, and Plano had a 14.9% increase. For sales tax by industry there was a 3% increase in retail trade.

Board members unanimously approved the motion by Board member Denissen, seconded by Vice Chairman Kuehn, to approve the February 2024 Financials.

Chairman Loughmiller called for Public Comments for items not on the agenda and there were none.

Chairman Loughmiller called for Board Comments. Vice Chairman Kuehn announced it was fantastic to see the Tupps Brewery grand opening. He noted it is a good thing when you look around at a McKinney event and don't recognize anyone as it means there are folks from out-of-town depositing sales tax revenue into McKinney. Vice Chairman Kuehn congratulated MCDC and the City for the hard work they did to help Tupps Brewery project reach fruition.

Chairman Loughmiller recessed the meeting into Executive Session at 8:42 a.m.

Chairman Loughmiller reconvened the meeting into open session at 9:52 a.m.

Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Hamilton, to approve terms for Project Black as discussed in Executive Session.

Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Vice Chairman Kuehn, to approve terms for Project Cobb as discussed in Executive Session.

Board members unanimously approved the motion by Board member Williams, seconded by Board member Hamilton, to approve terms for Project Compass as discussed in Executive Session.

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Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Board member Woodruff, to Adjourn.

Chairman Loughmiller adjourned the meeting at 9:54 a.m.

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

These minutes were approved by the MEDC members on: April 16, 2024.

BRIAN S. LOUGHMILLER
Chairman

THAD HELSLEY
Secretary/Treasurer