

McKinney Community Development Corporation
Regular Board Meeting
November 18, 2009

The McKinney Community Development Corporation (MCDC) met in regular session in the Huntington Room of the Stonebridge Country Club located at 7003 Beacon Hill Road, McKinney, Texas, at 8:00 A.M. on November 18, 2009.

Chairman Ray Eckenrode called the meeting to order at 8:00 A.M. Board members present were Vice-chair Bill Campbell, T.J. Lane, and Jason Burress. Staff present was administrative assistant Connie Gibson. There were several guests present.

Mr. Eckenrode called for discussion and action on the minutes for the October 15, 2009 and November 3, 2009 board meeting. There was no discussion. Bill Campbell made a motion to approve the minutes for both board meetings. The motion was seconded by Jason Burress. The motion was voted on and passed (4-0). George Fuller entered the meeting at 8:02 A.M.

Mr. Eckenrode stated that the financial report would be given later in the meeting.

The agenda item considered next was a public hearing to discuss and act on a request made by the City of McKinney Parks, Recreation and Open Spaces department requesting two million, four hundred forty thousand dollars for expenses related to park improvement and expansion. Lemuel Randolph, Parks and Recreation Director, and Steve Brainerd, Parks Development Superintendant, spoke. Bill Campbell recused himself from voting on this agenda item. Mr. Brainerd stated that Carey Cox Park will be completed in January or February, 2010. Seven hundred twenty-five thousand dollars has been raised for the Veterans Memorial. Crape Myrtle World collection is almost funded. They are hoping to get the design started on Bonnie Wenk Park. This park will be located north of Virginia Parkway and south of Hardin. This park will be the signature park in McKinney. They are getting very close to having a continuous tract of land from U.S. 380 down to the Heard Museum with the Wilson Creek land acquisition. This year some of the projects are shade structures and bleachers at the baseball fields located at Gabe Nesbitt and Mouzon Park.

Geralyn Kever entered the meeting at 8:09 A.M.

T.J. Lane asked if the five hundred thousand dollars that had been allocated for Wilson Creek land acquisition could be used for anything else. The priority for that money is to buy land, but it is not restricted to that. Geralyn Kever asked if the MCDC board could specify money to only be used for land acquisition. Lemuel Randolph stated that would not be an issue. Mr. Lane stated that he would like to see at least the five hundred thousand be allocated for land acquisition. Mr. Eckenrode called for a motion to close the public hearing. T.J. Lane made a motion to close the public hearing, and George Fuller seconded the motion. The motion was voted on and passed unanimously (5-0). Mr. Lane then made a motion to approve with the provision that the five hundred thousand dollars be used specifically for land acquisition and not development. George Fuller seconded the motion. The motion was voted on and passed unanimously (3-0) with Bill Campbell and Ray Eckenrode recusing themselves.

Tracy Rath entered the meeting at 8:24 A.M.

The next item on the agenda was to conduct a public hearing to discuss, consider and act on an application submitted by the City of McKinney Public Works department requesting sixty-five thousand four hundred ninety-one dollars and eight cents for CCART shelters and benches. Hal Cranor, Director of Public Works, and Paul Sparkman, Superintendant for the Streets department spoke. They were asking for funds to build six shelters and twenty benches. The City would do the concrete work and contracting work. MCDC would buy the shelters and benches and pay for the installation. Tracy Rath asked if there was a plan if routes get diminished. Mr. Cranor stated that the shelters will be placed in the high traffic stops. Mr.

Sparkman said that the shelters and benches would have the capability to be moved if necessary. There was some discussion on advertising on the benches and side of the shelters. Bill Campbell made a motion to close the public hearing. Tracy Rath seconded the motion. The motion passed unanimously (6-0). The question was asked who would maintain the shelters. Trash pickup would be done through the City and IESI. Bill Campbell made a motion to approve the funding with the provision that they have no smoking signs posted, and will be maintained by the City. The motion will be subject to approval by legal counsel. George Fuller seconded the motion. The motion was voted on and passed unanimously (6-0).

Reports by liaisons were given next. T.J. Lane reported that the Parks board approved the hiring of an architectural firm for the aquatic center. There have been some questions raised about the MISD bond issue in regards to the aquatic center. The bond election may be delayed from **May until November**, 2010. Tracy Rath asked if MISD is not able to contribute to the aquatic center, will MCDC have an opportunity to revisit their original motion. The consensus was that it could be revisited.

Bill Campbell gave the Chamber of Commerce report. The Good Morning, McKinney breakfast was very good. The State of the Community luncheon was successful and well attended. The new Chamber board will be installed in December.

Jim Young reported that the MEDC has four new board members. He gave a report on the MEDC retreat. The board and staff adopted new criteria for projects, and new guidelines for incentives. During the City Council retreat the McKinney Economic Development Alliance was formed. The committee will be made up of one person from MEDC, MADC, MCDC, and the Chamber. The question was asked about the percentage of the MEDC budget that goes toward debt service. Jason Weeks stated that the percentage is six to eight percent. After the next bond issuance it will be up to fifteen to eighteen percent.

Jason Weeks brought the financial report next. He stated that the sales tax revenues for September were \$610,187. This is down 9% from September, 2008. The November tax revenues were \$747,550. This shows to be down 6.5% from November, 2008.

Contessa Corkern with McKinney Housing Authority addressed the board during citizen comments. She thanked the board for the \$1,500 sponsorship of Thanksgiving meals for MHA residents. Diann Bayes, Executive Director of MCVB spoke to the board. She introduced herself to the new board members and thanked MCDC for all they do for the community. She gave a brief list of some ways that MCVB is promoting the city of McKinney, and various events. She reported that McKinney has been referred by the military as a place for military personnel to come for relaxation after overseas deployment. This will provide great opportunities and will bring many people for overnight stays to McKinney.

Chairman asked for a motion to adjourn the meeting. Tracy Rath made a motion to adjourn. T.J. Lane seconded the motion. The motion was voted on and passed unanimously (6-0).

The meeting was adjourned at 9:30 A.M.

RAY ECKENRODE – Chairman

Attest:

Connie Gibson – Board Secretary