

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**AMENDED
NOVEMBER 15, 2022**

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, November 15, 2022 at 8:00 a.m.

Board members Present: Chairman Brian Loughmiller, Vice Chairman Kurt Kuehn, Secretary/Treasurer Thad Helsley, Michael Jones, Mark Denissen, Julie Williams, Joe Minissale, and alternate Mohamed Kacem

Absent: None.

Staff Present: Senior Vice President Michael Talley, Manager of Business Retention and Expansion Madison Clark, City Manager Paul Grimes, Assistant City Manager Kim Flom, City Attorney Mark Houser, Financial Compliance Manager Chance Miller, Visit McKinney Executive Director Aaron Werner, MCDC Marketing and Administrative Coordinator Linda Jones.

Absent: MEDC President Peter Tokar, MEDC Operations Manager Deana Smithee, MEDC Executive Assistant Melanie Molina.

There were 2 guests present.

City Council Present: Councilman Rick Franklin, Councilman Rainey Rogers.

Chairman Loughmiller called the meeting to order at 8:00 a.m. after determining a quorum was present.

Chairman Loughmiller called for Public Comments for items on the agenda, and there were none.

22-1053 Chairman Loughmiller called for a motion on the Minutes of the McKinney Economic Development Corporation Meeting of October 18, 2022. Board members unanimously approved a motion by Vice Chairman Kuehn, seconded by Secretary/Treasurer Helsley, to approve the minutes.

22-1054 Chairman Loughmiller called for Board and Liaison Updates.
City of McKinney. City Manager Paul Grimes announced Andrew Jones, previously serving in an interim director for Main Street, has been

selected to be the permanent director, with the updated title of Cultural District Director. Mr. Grimes announced the three scheduled Bond Committee meetings have been completed, with input from local and regional citizens. Mr. Grimes noted the subcommittees will meet again after Thanksgiving to summarize the findings and bring a recommendation to City Council around January. Mr. Grimes announced there are now Tesla charging stations at Stacy and Alma, and across from First Watch on University.

Community Development Corporation Board Member Kathryn McGill announced the MCDC election of officers includes Angela Richardson-Woods continuing as Chair, David Kelly as Vice Chair, Deborah Bradford as Secretary, and Kathryn McGill as Treasurer. Ms. McGill announced the 2022 MCDC grant totals to support community economic development and partnership projects was \$222,628,239.00. Promotional and community event grants will open from November 1-30. Applications will be presented at the December 15 MCDC Board meeting and action will be scheduled for the January 26 MCDC Board meeting. Project grants applications for Fiscal Year 23 cycle 1 will open December 1. Upcoming December events include the Adriatica Friendship Wine Walk, McKinney Repertory Theatre's "A Christmas Carol", Home for the Holidays, the Collin County History Museum, McKinney Philharmonic Orchestra's "All Star Christmas", Chestnut Square holiday tour of homes, the McKinney Rotary Parade of Lights, and Christmas at Adriatica.

Visit McKinney Executive Director Aaron Werner announced the NCAA Division II Championship is December 17. There will be a fan fest at Tupps Brewery the night before. Mr. Werner announced the Visit McKinney facility at 200 W. Virginia is under renovation, but visitors can stop by their popup visitor center in partnership with Main Street. Mr. Werner noted if you walk by and see the renovations at the Visitor's Center you can peek through the windows and see what is going on. Mr.

Werner announced Visit McKinney is excited to launch the visitor's center as a McKinney experience center, providing a lot more than a map and a pamphlet when you walk in, but a taste of what McKinney has to offer. Mr. Werner announced he reached out to the Dallas Sports Commission, the company heading up the World Cup planning for 2026. Mr. Werner noted he received a quick response letting him know they would like to visit McKinney. Mr. Werner noted he and Michael Kowski from Parks and Recreation will give a tour of McKinney's sports facilities as well as showcase parks projects in the works. Mr. Werner noted it is a great opportunity to showcase McKinney's sports facilities. Mr. Werner announced he is working with several partners to work on an incentive package on the sales side of the Visitor's Center for larger visiting groups. These incentive packages would help offset costs such as transportation and hospitality fees. Mr. Warner thanked Madison Clark and Michael Talley of the MEDC team for their help in collaboration to make McKinney more competitive.

Board Chairman Chairman Brian Loughmiller congratulated the McKinney Chamber of Commerce on the success of the liquor election. Chairman Loughmiller announced a few changes since the last Board meeting regarding committee appointments; Julie Williams will move to the MEDC Real Estate Committee and Mark Denissen will move to the MEDC Innovation Fund Committee. Chairman Loughmiller announced Raytheon is starting an apprenticeship program with Collin College and the Texas Workforce Commission, and MEDC had the opportunity to participate in the launch event. Chairman Loughmiller announced MEDC is readying to move to the new location in the Kaizen Building at Alma and 121. Chairman Loughmiller announced the December MEDC Board meeting may be moved up a week from December 20 to December 13.

22-1055 Chairman Loughmiller called for the MEDC monthly organizational report. Senior Vice President Talley announced MEDC President Peter

Tokar is out at the Smart Cities World Expo. Mr. Talley announced we are scheduled to officially move offices tomorrow, Wednesday November 16. Mr. Talley noted MEDC Operations Manager Deana Smithee is at the new office to receive a furniture delivery and then back at the old office to work with the packers. Mr. Talley noted the Information Technology department is moving equipment today, and we are officially moving everything else tomorrow. Mr. Talley announced we plan on an open house in January, in partnership with the MCDC and McKinney Chamber of Commerce. Mr. Talley announced the grand opening of the second Independent Financial facility was a success and thanked David Brooks and his team for what they have put into the community over the last 30 plus years.

22-1056 Chairman Loughmiller called for the MEDC Monthly KPI Dashboard Report. Senior Vice President Talley announced we are working on reviewing 2022 numbers and initiatives for the next year.

22-1057 Chairman Loughmiller called for the September 2022 Financial Report. Financial Compliance Manager Miller announced sales tax revenue was \$20.75 million. Operational expenses for the month of September were \$207,000.00, bringing the yearly amount to \$2.7 million. For projects, at the beginning of the year Mr. Miller expensed the full \$10.75 million for the Kaizen office building. As of September 30, only \$3.5 million was completed, so expenses will need to be moved over to next fiscal year. For non-departmental there was around \$400,000 for the month of September. Year-to-date expenses was \$15.7 million, net around \$5 million. For September sales tax collections compared to last September, McKinney had a 16.4% increase, Allen had a 14.6% increase, Frisco had a 22.8%, and Plano had an 11.5% increase. Mr. Miller noted the increases are consistent. For year-to-date, McKinney is at 16.1% which is nearly double the budgeted amount. Allen is at 8.2%, Frisco is at 24.2%, and Plano is at 16.9%. Mr. Miller announced sales

tax by industry shows steady increases. Board members unanimously approved the motion by Board Member Jones, seconded by Board Member Williams, to approve the financials.

Chairman Loughmiller recessed the meeting into Executive Session at 8:22 a.m.

Chairman Loughmiller reconvened the meeting to open session at 10:07 a.m.

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

Board members unanimously approved the motion by Board Member Williams, seconded by Vice Chairman Kuehn, to approve Project Terrigen as discussed in Executive Session.

Board members unanimously approved the motion by Board Member Minissale, seconded by Board Member Jones, to approve Project Batman as discussed in Executive Session.

Board members unanimously approved the motion by Vice Chairman Kuehn, Minissale, seconded by Board Member Jones, to approve an amendment to the KVP International, Inc. grant agreement as discussed in Executive Session.

Board members unanimously approved the motion by Board Member Minissale, seconded by Secretary/Treasurer Helsley, to adjourn.

Chairman Loughmiller adjourned the meeting at 10:09 a.m.

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

These amended minutes approved by the MEDC members on: March 21, 2023.

BRIAN S. LOUGHMILLER
Chairman

THAD HELSLEY
Secretary/Treasurer