

**MCKINNEY PUBLIC FACILITY CORPORATION (MPFC)  
REGULAR MEETING**

**NOVEMBER 15, 2022**

The McKinney Public Facility Corporation of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, November 15, 2022 at 3:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

Director George C. Fuller called the meeting to order at 3:01 p.m. upon determining a quorum of the board consisting of himself and the following directors were present: MPFC Vice President Rainey Rogers, MPFC Treasurer Justin Beller, and Directors Rick Franklin and Patrick Cloutier.

MPFC President Charlie Philips joined the meeting during the Executive Session portion of the meeting. MPFC Secretary Geré Feltus was absent.

The following City of McKinney Staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, City Attorney Mark Houser, and City Secretary Empress Drane.

There were five (5) members of the public present in the audience.

Director Fuller called for Public Comments at which time there were no requests to address the board.

Director Fuller called for the Executive Session at 3:02 p.m. in accordance with the Texas Government Code under Section 551.071(2) Consultations with Attorney on any Work Session, Regular Session or Special Session agenda item requiring confidential attorney/client advice necessitated by the deliberation of discussion of said items (as needed).

The board returned to the open portion of the meeting at 3:11 p.m.

President Charlie Philips called for the meeting agenda items:

**22-1049** Minutes of the McKinney Public Facility Corporation Meeting of  
September 27, 2022

The board unanimously approved the motion by Vice President Rogers, seconded by Director Fuller, to approve the Minutes which were referred to the City Council Regular Meeting of December 6, 2022 for acceptance by the City Council.

**22-1050** Consider/Discuss/Act on a Resolution Authorizing the Jefferson Verdant Apartments Transaction, including the Execution of All Documentation Necessary to Carry Out the Transaction; Authorizing the Purchase of the Land for the Transaction and the Lease of Such Land for the Transaction; and Authorizing McKinney Public Facility Corporation to Serve as the General Contractor; and Other Matters in Connection Therewith

Council approved the motion by Director Fuller, seconded by Vice President Rogers, to approve a Resolution Authorizing the Jefferson Verdant Apartments Transaction, including the Execution of All Documentation Necessary to Carry Out the Transaction; Authorizing the Purchase of the Land for the Transaction and the Lease of Such Land for the Transaction; and Authorizing McKinney Public Facility Corporation to Serve as the General Contractor; and Other Matters in Connection Therewith with a vote of 5 - 1, Director Beller voting no. Resolution caption reads as follows:

**RESOLUTION NO. 2022-11-001 (R) MPFC**

**RESOLUTION AUTHORIZING THE JEFFERSON VERDANT APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING MCKINNEY PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH**

**22-1051** Consider/Discuss the Public Facility Corporation Bylaws

Director Beller expressed the current bylaws are not sufficient enough at directly the need to supply more affordable housing though the remaining members generally agreed the existing structure had adequate flexibility to address a variety of conditions.

The board approved the motion by Vice President Rogers, seconded by Director Fuller, to make no changes to the existing bylaws with a vote of 5 - 1, Director Beller voting no.

The board unanimously approved the motion by Director Fuller, seconded by Vice President Rogers, to adjourn the meeting at 4:44 p.m.

These minutes were approved by the McKinney Public Facility Corporation on  
June 6, 2023.

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CHARLIE PHILIPS  
MPFC President

ATTEST:

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GERÉ FELTUS  
MPFC Secretary  
EMPRESS DRANE  
City Secretary

City of McKinney, Texas