

JOINT MEETING

JUNE 8, 2016

The City Council and McKinney Community Development Corporation of the City of McKinney, Texas met in joint session in the Council Chambers of the Municipal Building on June 8, 2016 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Randy P. Pogue, Council members: Chuck Branch, Don Day, Tracy Rath, Rainey Rogers, and Travis Ussery.

McKinney Community Development Corporation Members Present: Chairman Scott Elliott; Vice Chairman Kurt Kuehn; Board members: David Clarke; Hamilton Doak; Michelle Gamble; Rick Glew; David Myers.

Staff Present: Interim City Manager Tom Muehlenbeck; City Attorney Mark Houser; City Secretary Sandy Hart; McKinney Community Development Corporation President Cindy Schneible; and Executive Director of Development Services Michael Quint.

There was one guest present.

Chairman Elliott called the McKinney Community Development Corporation meeting to order at 5:30 p.m. after determining a quorum present.

Mayor Loughmiller called the City Council meeting to order at 5:30 p.m. after determining a quorum present.

16-563 Presentation of History of Type B Corporation. MCDC President Schneible presented the history of the Type A and Type B Corporations. The McKinney Community Development Corporation is a Type B, or 4B corporation. In 1996, voters approved a one-half cent “quality of life” sales tax which created the MCDC. Type B sales tax revenue can be used on projects that improve a community’s quality of life including public parks, professional and amateur sports and athletic facilities, tourism and entertainment facilities, affordable housing, and improvement of public transit. Ms. Schneible reviewed the revenue, guiding principles, and priorities of the MCDC. She also noted that more than \$124 million has been approved by the MCDC Board since 1996 including funds for

land acquisition, MPAC renovation, Dr Pepper StarCenter and the McKinney Aquatic and Fitness Facility.

16-564 Discuss One McKinney - Goals and Strategies. Interim City Manager Tom Muehlenbeck reviewed the 2016 Council Goals and Strategies and how these goals are applied to the City's operations. Discussion followed on how the Council and MCDC collaborate on various city facilities and infrastructure.

16-565 Discuss Board and Council Roles and Responsibilities. Discussion followed on the roles and responsibilities of the MCDC. Mayor Loughmiller stated that Council relies on the various boards for implementation of the projects worked on by each board. MCDC Chairman Elliott stated that the various groups within the City such as parks, facilities, planning, and City Attorney work well together to collaborate on potential and ongoing projects. From an informational standpoint, collaboration between the Council, the various boards and City staff is an integral part of planning for future development and funding of future projects.

16-566 Discuss Fiscal Policy. MCDC Chairman Elliott thanked the Finance Department for the updates and financial information they provide each month. President Schneible stated that MCDC has \$1.1 million to fund discretionary projects in fiscal year 2016. The remainder is dedicated to projects. The MCDC goal is to have one year of sales tax revenue on hand and currently the MCDC has almost two years of revenues in the fund balance. The MCDC has committed annual funds for the Aquatics and Fitness Center operations. The Center is expected to be operationally self-sustaining in three years and it is anticipated that the investment from MCDC will no longer be necessary. Another project MCDC funded through a loan is the Plano Sports Authority complex. The agreement with PSA is a five year agreement with four years at no interest. The Board approved \$3.2 million, they used \$2.7 million, and \$1

million has been paid back. Mr. Muehlenbeck noted that another project that will be looked at in the future for funding is additional hangars at the McKinney National Airport. Mr. Muehlenbeck suggested that a financial plan be developed to determine what current obligations are needed, when those obligations are planned for completion, and top priorities for future funding obligations.

16-567 Discuss Evaluation of Projects. President Schneible noted that the MCDC annual grant funding has a cap of \$1.1 million in discretionary funds for community grants. In the past two years, the entire discretionary budget was not granted. The MCDC focuses more on quality of life projects that do not necessarily contribute directly to the city's tax base but are important to the growth of McKinney.

16-568 Discuss Downtown Parking and Wayfinding Signage. Councilwoman Rath updated the MCDC on the downtown parking committee's status. The Council approved \$1.5 million from the 2010 bond election that will be used to surface two additional surface lots downtown and restripe another lot. The Committee also identified lighting and signage improvements that can be made. General areas have been identified as potential parking garage locations. Any funding from MCDC for parking improvements must be tied in to an entertainment venue. The Board is supportive of allocating funds as long as they are projects that the MCDC is allowed to fund.

Council unanimously approved the motion by Board member Doak, seconded by Board member Clarke, to adjourn. Chairman Elliott adjourned the McKinney Community Development Corporation meeting at 7:03 p.m.

Council unanimously approved the motion by Mayor Pro Tem Pogue, seconded by Council member Branch, to adjourn. Mayor Loughmiller adjourned the City Council meeting at 7:04 p.m.

BRIAN LOUGHMILLER
Mayor

SCOTT ELLIOTT
Chairman

ATTEST:

SANDY HART, TRMC, MMC
City Secretary