

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

SEPTEMBER 22, 2016

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on September 22, 2016 at 8:00 a.m.

Board members Present: Chairman Scott Elliott, Vice Chairman Kurt Kuehn, Secretary David Clarke, Treasurer David Myers, Michelle Gamble, Hamilton Doak and Rick Glew.

Council Liaison Present: Councilwoman Tracy Rath

Staff Present: President Cindy Schneible

City Staff Present: City Manager Paul Grimes, Senior Financial Analyst Trevor Minyard, Director of Parks and Recreation Rhoda Savage, Assistant Director of Parks and Recreation Ryan Mullins, Aquatics and Fitness Manager Teresa Thompson, MEDC President Darrell Auterson, MCVB Marketing Manager Beth Shumate and MEDC Executive Assistant Sheri Van Slycke.

There were 10 guests present.

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

- 16-949** Minutes of the McKinney Community Development Corporation Meeting of August 25, 2016. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary Clarke, to approve the August 25, 2016 minutes.
- 16-950** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of August 10, 2016. Board members unanimously approved the motion by Board member Gamble, seconded by Board member Doak, to approve the August 10, 2016 minutes.
- 16-951** Chairman Elliott called for the August Financial Report. Senior Financial Analyst Trevor Minyard reported revenue is above budget YTD by 13.12%. Sales tax figures are currently 7.4% above last year's collection

through August. Expenditures are below budget in total, with personnel expenses coming in approximately 16.7% under budget through August. The fund's major expenditures continue to be related to construction costs for the Apex Centre. As of August, the MCDC has expended over \$23.3 million related to the Apex Centre. Mr. Minyard reminded the Board that the interactive monthly financial report is available online on the City of McKinney website.

16-952 Chairman Elliott called for the Board and Liaison Updates.

City of McKinney – Councilwoman Rath reported that City Council approved the budget and adopted a tax rate of \$0.573. Ms. Rath thanked Chairman Elliott, on behalf of City Council, for his dedicated service and care of MCDC. Ms. Rath went on to thank Mr. Elliott for his outstanding leadership on the Apex Centre project, the largest project that MCDC and the city have undertaken. City Manager Paul Grimes congratulated Chairman Elliott on the completion of his term on MCDC and thanked him for his service. Mr. Grimes reported the Council Chambers will receive an Audio/Visual upgrade over the coming months and during that time, the CDC and EDC boards will probably be meeting at an alternative location during the construction on the chamber. An Airport Master Plan study is scheduled to begin in late October to define facility needs and evaluate development alternatives over the next 20 years. Mr. Grimes congratulated Mr. Mark Holloway on his new position as the City of McKinney's Chief Financial Officer.

McKinney Economic Development Corporation – MEDC President Darrell Auterson thanked Mr. Elliott for his service and leadership. Mr. Auterson thanked Ms. Schneible for her collaboration locating some previous reports that enabled the EDC to reduce the cost and scope of future consultant's research and study. Mr. Auterson shared his long term plan for the EDC and his efforts in correlating the EDC strategic planning alongside City Council.

Parks and Recreation - Director of Parks and Recreation Rhoda Savage reported the Parks Master Plan is near completion and will be brought before City Council, as well as the Parks and CDC Boards, for approval before its adoption. Ms. Savage expressed her thanks to Chairman Elliott for his support and friendship.

McKinney Convention and Visitors Bureau - MCVB Marketing Manager Beth Shumate thanked Chairman Elliott and the CDC for all the support and leadership over the years. Ms. Shumate reported staff attended the Heritage Spring Bridal Show in Anna on August 21st and the Texas Association of Convention and Visitors Bureau annual conference in mid-August. City Manager Grimes, MCVB staff, Dana Riley, MISD Superintendent Dr. Rick McDaniel and the MISD Athletic Staff met with the National Athletic Intercollegiate Association about possibly bringing a Football Championship Play-off game in December 2017 to the new MISD Football Stadium. However, consensus was that it may be best to wait until 2018. MCVB helped secure 299 hotel room nights with a revenue of over \$38,000. The International Miniature Book Society Conclave was in town with 175 total room nights at the Sheraton. The number of out-of-country visitors in August was off the charts. Countries represented included Scotland, Australia, Russia, England, Italy, Puerto Rico, Taiwan, Germany, Chile, Malta, South Africa and China. MCVB worked with Main Street and the Sheraton to secure the 2017 Texas Downtown Association Conference.

16-953 Chairman Elliott called for the President's Report. President Cindy Schneible referred the Board to the reports attached to the agenda. Ms. Schneible welcomed Jackie Brewer as the newest CDC Board member. The Oaths of Office will be administered at the October Board meeting as well as the Election of Officers. Ms. Schneible mentioned that CDC will help promote and support the grantees of Promotional and Community Event Grants through its social media efforts, one of the

priorities agreed upon during the Strategic Planning meetings. In coordination with the Communications department, CDC is creating Fall print advertising that will not only feature the message of 'buy local' but will also feature some of those Promotional and Community events. The order for street banners has been finalized. Banners currently are displayed in the downtown area, but now with CDC support, the reach will be extended throughout the City. Main Street/MPAC Executive Director Amy Rosenthal sent her regards, but was unable to attend the meeting this morning due to the set-up for Oktoberfest which starts tomorrow. CDC is also supporting Crape Myrtle Trails Run which is Saturday, September 24th. Ms. Schneible thanked Mr. Elliott for his commitment, support and leadership for the CDC Board. Mr. Kuehn echoed Ms. Schneible's sentiment, and especially thanked him for his servant leadership example. Mr. Myers, as well, echoed Ms. Schneible and Mr. Kuehn's comments to Mr. Elliott. Mr. Clarke stated his equal sentiment in thanking Mr. Elliott for his leadership and friendship. Ms. Schneible presented Mr. Elliott with a crystal gavel as a token of appreciation for his service as Chairman.

- 16-954** Chairman Elliott called for the Consideration/Discussion/Action on Project #16-09, a Request Submitted by Heard Craig Women's Club Trust (dba: Heard-Craig Center for the Arts) in the Amount of Forty Three Thousand Five Hundred Dollars and no/100 (\$43,500) for Replacement of Four HVAC Units in Heard Craig House. Amount Requested Represents 75% of Total Estimated Project Cost. Board members noted the Heard-Craig Center for the Arts has over ten years of operating expenses in a trust (approximately one million dollars) for their use as needed. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Treasurer Myers, to deny the request submitted by Heard Craig Women's Club Trust (dba: Heard-Craig Center

for the Arts) in the Amount of Forty Three Thousand Five Hundred Dollars and no/100 (\$43,500).

16-955 Board members Glew and Doak were recused from the discussion and the vote on item **#16-955**. Chairman Elliott called for the Consideration/Discussion/Action on Project #16-10, Submitted by Heritage Guild of Collin County in the Amount of One Hundred Seventy Five Thousand Dollars (\$175,000) for Improvements to the Dulaney House to Facilitate Use as a Multi-Purpose Community Facility. Amount requested represents 65% of total estimated project cost. Board members noted how important the Dulaney House is to the City of McKinney. Vice Chairman Kuehn stated his desire to see private citizens more motivated to support the Heritage Guild. Treasurer Myers, Secretary Clarke and Ms. Gamble stated their appreciation and confidence of the new leadership Ms. Pedigo brings to the Heritage Guild and expressed their desire to see any future dollar amounts requested be a smaller percentage of the total estimated project cost. Board members unanimously approved the motion by Secretary Clarke, seconded by Vice Chairman Kuehn, to approve the request submitted by Heritage Guild of Collin County in the amount of one hundred seventy five thousand dollars (\$175,000). Board members Glew and Doak returned to the meeting.

16-956 Chairman Elliott called for the Consideration/Discussion/Action on Project #16-11, Submitted by Collin County Historical Society in the Amount of Six Thousand Nine Hundred Sixty-Eight Dollars and 20/100 (\$6,968.20) for Purchase of iPads, Cases, Headphones and Related Equipment to Facilitate Self-Guided Tours for Visitors to the Texas and Collin County World War I Centennial Commemoration. Amount Requested Represents 100% of Total Estimated Equipment Costs. Board members encouraged the Collin County Historical Society to continue in its current direction and to feel free to submit similar requests

to the CDC. Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Doak, to approve the submitted request by Collin County Historical Society in the amount of six thousand nine hundred sixty-eight dollars and 20/100 (\$6,968.20).

- 16-957** Chairman Elliott called for the Consideration/Discussion/Action on Project #16-12, Submitted by North Collin County Habitat for Humanity in the Amount of Two Hundred Fifty One Thousand Dollars and No/100 (\$251,000) for Purchase, Survey and Preparation of Six Lots for the Construction of Affordable Housing; and Completion of Fifteen Exterior Home Repair Projects. Amount Requested Represents 27% of Total Estimated Project Costs. Board members unanimously approved the motion by Treasurer Myers, seconded by Board member Gamble, to approve the request submitted by North Collin County Habitat for Humanity in the Amount of Two Hundred Fifty One Thousand Dollars and No/100 (\$251,000).

Chairman Elliott called for citizen comments. Ms. Celeste Cox introduced Mr. Bryant Knepp as the new Habitat for Humanity Construction Project Coordinator. Ms. Courtney Ward thanked Mr. Elliott for his dedication, leadership and service to the CDC, as well as to the community. Ms. Juli Smith thanked Mr. Elliott for all of his help, guidance and support for the All Abilities Playground. The Rotary Club and all the children of McKinney will be grateful for many years to come.

Chairman Elliott called for Board comments. Ms. Gamble expressed her thanks and it's been her pleasure serving on the CDC Board under his guidance and leadership. Mr. Glew stated that Mr. Elliott has made it a great experience to serve the City, as a member of the CDC board, under his leadership. Chairman Elliott stated his experience on the Board has been more than he could have ever envisioned and thanked Councilwoman Rath, Roger Harris, George Fuller, Kevin Griffin and Jason Burress for taking him under their wing from the beginning. Mr. Elliott expressed that it has been a pleasure and honor to serve with all his current Board members. There are many City staff to give appreciation to, not the least of which, is Trevor Minyard, Rhoda Savage,

Ryan Mullins, and Teresa Thomason. He offered special friendship thanks to Mayor Loughmiller and Michael Puhl for all their help and counsel over the years. Thanks to Patricia Jackson for her tireless leadership on the Apex Centre project. Mr. Elliott thanked Sheri Van Slycke for her unwavering support. Mr. Elliott expressed his thanks to Ms. Schneible for her wise counsel and expressed what a privilege and an honor it has been to work with her. There is no way he could have managed without her over the last four years.

Board members unanimously approved the motion by Board member Doak, seconded by Secretary Clarke, to adjourn. Chairman Elliott adjourned the meeting at 8:50 a.m.

SCOTT ELLIOTT
Chairman