MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

NOVEMBER 16, 2017

The McKinney Community Development Corporation met in regular session at in the Council Chambers of the Municipal Building, 222 N. Tennessee Street, McKinney, Texas on November 16, 2017 at 8:00 a.m.

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

City Council members Present: Councilwoman Tracy Rath

Staff Present: President Cindy Schneible

City Staff Present: City Manager Paul Grimes, Assistant Director of Parks and Recreation Ryan Mullins, Facilities Construction Manager Patricia Jackson, MCVB Sales Manager Vanesa Rhodes, MEDC President Darrell Auterson and MEDC Operations and Compliance Administrator Sheri Van Slycke.

There were no guests present.

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

17-1122 Chairman Kuehn called for the Minutes of the McKinney Community Development Corporation Meeting of October 19, 2017. Board members unanimously approved the motion by Secretary Doak, seconded by Board member Glew, to approve the minutes.

17-1123 Chairman Kuehn called for Board and Liaison Updates.

City of McKinney – City Manager Paul Grimes reported City Council is no longer pursuing strategic annexation for the six square miles in the ETJ. Mr. Grimes continued, in the coming months City Council will provide some options for policy consideration to protect the city's infrastructure and assets. Due to the upcoming holiday, next week's City Council meetings have been cancelled.

McKinney Convention and Visitors Bureau – MCVB Sales Manager Vanesa Rhodes reported that for the second year in a row the MCVB

received the Annual Convention South Readers' Choice Award. Ms. Rhodes continued, the MCVB assisted in securing over 800 room nights which consisted of fourteen weddings and seven corporate events resulting in over $91,000. Last week, the MCVB hosted the Texas Downtown Association bringing in over 250 guests from over 100 different cities throughout the state. Ms. Rhodes expressed special thanks to City Manager Grimes, Councilwoman Rath, Historic Preservation Officer Guy Giersch, Downtown Development and Permitting Matt Robinson, and Development Engineering Manager Matthew Richardson for being guest speakers at this event. In lieu of gifts for the speakers, the Texas Downtown Association gave a donation of $1,000 to Hugs Café.

McKinney Economic Development Corporation – President Schneible shared on behalf of MEDC President Darrell Auterson that construction is progressing on Paccar, Playful Corp and Hunt Southwest projects. The Hunt Southwest property is scheduled to close by end of year. Independent Bank may break ground on their new headquarters location in December. The WERX and DEC presented a request to the MEDC for financial and project support. The MEDC will require board action at the November 28th board meeting. The Master Development agreement for Southgate has been approved by both the MEDC Board and City Council. This is an item on today's MCDC agenda for ratification. KDC is working on an office lead that could generate a space of 300,000 square feet. ATR Corinth has had conversations with at least 10 different restaurant operators regarding that location. MEDC is in discussions with a speculative office developer regarding a building that could be a 6 story high quality structure.

MPAC/Main Street – President Schneible shared on behalf of MPAC/Main Street Director Amy Rosenthal the following updates. Amy thanks everyone for their support in the Main Street contest which

resulted in securing a $150,000 grant for improvements at the Performing Arts Center. Home for the Holidays begins Friday, November 24th with the Christmas tree lighting followed by a free concert performance by Emerald City, and runs through Sunday, November 26th. Santa on the Square also starts Friday, November 24th and runs through December 17th. On December 7th, WFAA Santa's Helpers return this year for the toy drive. Last year, WFAA collected 3,300 toys. MPAC/Main Street encourages everyone to support that event along with MPAC's holiday schedule of events which can be viewed at McKinneyperformingartscenter.org.

Parks and Recreation – Assistant Director of Parks and Recreation Ryan Mullins shared on behalf of Director of Parks and Recreation Michael Kowski the following updates. Terracon's design contract was approved for an increase to design the sky bridge. Parks and Recreation is working on a new program to replace the oldest playground structures on a continual basis. Towne Lake and Winniford Park are nearing 20 years of use and are the first two to be replaced. Bid opens November 30th for the Tennis expansion. Gray Branch Master Plan consisting of 212 acres will go to City Council in December. December 2nd is Breakfast with Santa at the McKinney Community Center, and the Book Fair will be held there as well on December 7th and 8th. Mr. Mullins expressed his appreciation to those who attended the Grady Littlejohn dedication that took place on October 28th. The Veteran's Day Ceremony was a success and drew in over 300 people. The namesake for Dr. Mack Hill Park, Dr. Mack Hill passed away and the memorial service is tomorrow, Friday, November 17th, 11:00 at the First Christian Church on Hunt Street.

17-1124 Chairman Kuehn called for the President's Report. President Schneible encouraged the Board to review the reports attached to the agenda. The MCDC Rotary Parade of lights will be held Saturday, December 9th.

Chairman Kuehn will be riding in the parade representing the MCDC. During some home dedications, Habitat for Humanity has recognized the MCDC and Vice Chairman Clarke was presented a plaque for CDC's continued support of Habitat for Humanity. Financial Reports for October will be presented during the December board meeting.

17-1126 Chairman Kuehn called for the Consideration/Discussion of Priorities for Potential Projects and McKinney Community Development Corporation Funding. Board member Glew was called to speak. Mr. Glew stated with today's open schedule it is a good opportunity to discuss program priorities for the next 3 to 4 years. It is important to have a unified voice as to what our group priorities are when presenting to City Council. Each Board Member is to voice their top initiatives. Board member Brewer mentioned her priorities are a destination park mirroring Klyde Warren in Dallas and Millennium Park in Chicago; low income housing and an outdoor performance venue. Treasurer Myers listed his priorities as a multi-use destination park that includes mid-range to higher end dining and shopping; an outdoor performance venue; restoring and refurbishing existing parks and east side amenities after gathering citizen input. Secretary Doak's priorities include a destination park; a children's museum; a destination entertainment and dining; public transportation; hike and bike trails; low income housing and a destination water park.

Chairman Kuehn would like to see some public/private partnerships; public transit; bike share; low income housing; outdoor performance/entertainment venue; and a multi-use destination dining and shopping venue. Vice Chairman Clarke would like to see a public gathering space; a park/water park; public transportation; low income housing; and some east side amenities. Board Member Gamble's priorities include a destination park; an outdoor performance venue/amphitheater; a high-end retail destination; a mid-level dining venue; low income housing; connectivity with transportation - using hike

and bike; a children's museum; and a bike share. Board Member Glew mentioned his priorities as a public gathering space/destination (Towne Lake or Old Settlers); redevelopment of the Cotton Mill and Flour Mill; a large scale entertainment venue; a water park; low income housing; a medical facility and a children's museum.

17-1125 Chairman Kuehn called for the Consideration/Discussion/Action on the Southgate McKinney Master Development Agreement. MEDC President Auterson provided a brief overview of the agreement and the outline of the development. The purpose of bringing this to the MCDC Board is to authorize the City Manager, MEDC President, and the MCDC President to execute this agreement with the development team. This Master Development Agreement (MDA) extends terms and conditions contained in the previously executed MOU and further outlines provisions for the following: Land Joint Venture Phase to terminate on December 31, 2018 or sooner and subsequent development phase to be determined at the conclusion of the Land Joint Venture Phase. On or before December 31, 2017, developer shall furnish a complete marketing package for the project. During the Land Joint Venture Phase commencing on January 15, 2018, developer shall furnish bi-monthly prospect activity reports. During the Land Joint Venture Phase, an incentive compensation will be provided for verified capitalized expenditures incurred in the construction of improvements for which certificates of occupancy are issued within 18 months after the end of the Land Joint Venture Phase. Board members unanimously approved the motion by Vice Chairman Clarke, seconded by Board member Glew, to ratify the Southgate McKinney Master Development Agreement.

Chairman Kuehn called for citizen comments and there were none. Chairman Kuehn called for Board member comments and Treasurer Myers reiterated his desire for a water park and encouraged everyone to visit the Epic Waters website.

Board members unanimously approved the motion by Board member Doak, seconded by Board member Gamble, to adjourn. Chairman Kuehn adjourned the meeting at 10:20 a.m.

_____

KURT KUEHN
Chairman