

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**SEPTEMBER 25, 2018**

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, September 25, 2018 at 8:00 a.m.

Board members Present: Chairman Kurt Kuehn, Vice Chairman Dave Clarke, Secretary Hamilton Doak, Michelle Gamble, Jackie Brewer, Rick Glew and Mary Barnes-Tilley

Absent: None

City Council Members Present: Scott Elliott

Staff Present: MCDC President Cindy Schneible; City Manager Paul Grimes; City Secretary Empress Drane; Assistant Director of Parks and Recreation Ryan Mullins; MPAC/Main Street Director Amy Rosenthal; McKinney Chief Financial Officer Mark Holloway; MEDC President Peter Tokar; MCVB Communications/Marketing Manager Beth Shumate; and MEDC Administrative Assistant Deana Smithee.

There were several guests present.

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

**18-808** Minutes of the MCDC Meeting of August 23, 2018. Board members unanimously approved the motion by Board member Michelle Gamble, seconded by Secretary Hamilton Doak to approve the August 23, 2018 minutes.

**18-805** Chairman Kuehn called for the August Financial Report. Chief Financial Officer Mark Holloway reported that revenue for the month of August was \$1.4 million. Expenses totaled about \$1.5 million. Of that amount, \$1.4 million was for debt service on the bonds sold to finance the construction of Apex Centre. Sales tax collections reported for the month were up 8.3% over the same time in 2017. For the year, we're currently up about 6%. Chairman Kuehn called for questions for Mr.

Holloway and there were none. Chairman Kuehn asked board members to review checks issued for the month of August. There were no questions regarding the information presented.

**18-806** Chairman Kuehn called for Board Liaison Updates

Board Chairman. Chairman Kuehn presented recognition gifts to Secretary Doak and board member Gamble to honor their service on the MCDC board.

City of McKinney. City Manager Paul Grimes thanked board members Doak and Gamble for their service on the board and to the city, and indicated he looked forward to continuing to work with both as they transition to new appointments. Mr. Grimes reported on several items. City Council approved the FY 19 budget on Monday, September 17. The annual budget totals \$470 million in all funds and an operating budget of \$149 million. October 1 marks the beginning of the new fiscal year. The Texas Department of Transportation has announced three additional dates for public input on U.S. Hwy. 380 alignment. The dates are October 4 in Frisco, October 9 in McKinney; and October 11 in Princeton. Damage to the Parks from the rain event the weekend of September 22-23 was extensive. Assistant Parks Director Mullins will provide additional information.

McKinney Convention and Visitors Bureau. Communications and Marketing Manager Beth Shumate indicated October will be a busy month with events that include the NAACP state convention, hosted by the Collin County Chapter. Thanks to MCDC for co-sponsoring the welcome reception on October 4. Just Crop It, a group of scrap bookers will be in McKinney October 5-6. The Lions Club conference will take place the weekend of October 12-13. October 14-17 the Farm and Ranch Freedom Alliance is returning to McKinney and MPAC for their annual conference. Approximately 150 are expected to attend. Delta Theta Chi Sorority will host a reunion in McKinney in early November.

Chet Garner from the Day Tripper will visit McKinney and will create a three minute video to promote the city. The Community Band free concert will be held October 14, please plan to attend. Chairman Kuehn commended MCVB staff on the terrific job they're doing to promote McKinney.

McKinney Economic Development Corporation. Peter Tokar, MEDC President introduced himself and provided an update for the board. The Bisnow event sponsored in August was a great event. It set a record for attendance in the north Texas area with 500 people present. MEDC is looking at a number of significant projects and hopes to have exciting news to share in upcoming months. A review of communications and marketing plans is underway. Plans include identification of strategic development zones to encourage specific types of development in targeted locations. Mr. Tokar encouraged board members to review the report included with the agenda.

McKinney Main Street/MPAC. Director Amy Rosenthal provided an update to board members. McKinney Oktoberfest is scheduled for September 28-30. Friday night will feature the Franconia keg tapping and ceremonial parade. Saturday night will include a Hoffbrau stein holding competition. The winner will receive a trip to Las Vegas. On Sunday the Tupps bratwurst eating contest will be held. Speakers funded through a grant from MCDC have been installed throughout the area around the downtown square. Music plays from 10:00 a.m. to 10:00 p.m. Ms. Rosenthal extended thanks to board members Gamble and Doak for their support of MPAC and Main Street throughout their service on the board. Secretary Doak inquired about the progress on the "Polish the Gem" project. Ms. Rosenthal indicated the work is progressing and should be done by mid-late October. She also shared with the board that McKinney received approval for a Cultural District Designation, from the Texas Commission on the Arts, on September 6.

A kick-off event to celebrate the designation will be held November 10. Information regarding the cross promotion between the Crape Myrtle Trails Run and Oktoberfest was shared.

McKinney Parks and Recreation. Assistant Director Ryan Mullins provided an update. He shared with the board that damage was significant in a number of parks as a result of flooding from nine inches of rain that fell in McKinney over the previous weekend. It included loss of playground equipment not yet installed in Bonnie Wenk Park and destruction of artificial turf surfacing at the Al Ruschhaupt Phase II Playground. Massive clean-up is underway but will take some time. Cost estimates total more than \$150,000. Council has approved Parks' request to apply for a grant from Texas Parks and Wildlife for construction of indoor tennis courts at The Courts facility in Gabe Nesbitt Park. Matt Hanlin, Operator of The Courts, was awarded the United States Professional Tennis Association "Lessons for Life" national award for Hurricane Harvey relief fundraising. Mr. Mullins extended thanks to board members Doak and Gamble for their service on the MCDC board. Chairman Kuehn asked for clarification on the timeframe for the dedication of the All Abilities Playground. Mr. Mullins indicated an assessment was underway and timing would be determined soon.

- 18-807** President's Report. Ms. Schneible reminded board members to review the reports attached to the agenda. She shared an update on the Craig Ranch Resort Hotel and Conference Center that was provided by the McGough Development team: the franchise agreement with Marriott has been fully negotiated; an internal kick-off for design immersion is scheduled for October 3; immersion with Marriott will be late October; concept design continues; joint venture documents are expected to be finalized by end of September; debt pursuit is underway; and hotel

management and technical service agreements are being negotiated.

Ms. Schneible represented MCDC at the opening reception of the Schön Everywhere exhibit at Heard Craig house. Art shared with Heard Craig from Germany will be on display through Oktoberfest weekend. The exhibit will continue through October featuring art created by McKinney artists. Schneible mentioned several upcoming events: Crape Myrtle Trails Run and Festival will take place on Saturday at Boyd High School; Farmers Market continues on Hunt Street in downtown McKinney with a return to Chestnut Square planned for spring, 2019; McKinney Wine and Music Festival will take place October 20 in Adriatica; the WWI Commemoration exhibit will be open at the Collin County History Museum through November. Schneible remarked about the success of McKinney North Texas Giving Day hosted by Volunteer McKinney and reminded board members of Volunteer McKinney's Make a Difference Day scheduled for October 27. Chairman Kuehn requested an update on the HUB 121 project. Schneible indicated she would reach out to the project team and report back to the board. Ms. Schneible expressed her gratitude to Mr. Doak and Ms. Gamble for their work on behalf of the city and service on the MCDC board.

Chairman Kuehn called for citizen comments. Mike Simpson, CEO of Boys and Girls Clubs of Collin County expressed his thanks to the MCDC board for support of Boys and Girls Club and other area nonprofits and thanked Mr. Doak and Ms. Gamble for their service on the board. Celeste Cox, CEO of Habitat for Humanity of Collin County thanked Mr. Doak and Ms. Gamble for serving. She also shared information about set-up of a model container home in the ReStore parking lot for two weeks and extended an invitation to board members to stop by to check it out. Sam Ellis thanked board members for their support of Ms. Gamble throughout her service on the board and commented on her love for the city of McKinney.

Chairman Kuehn called for board and commissioner comments. Board member Mary Barnes Tilley expressed thanks for the opportunity to meet and get to know Ms. Gamble and Mr. Doak and thanked them for their service. Board member Brewer thanked departing board members for their support in service on the board and as friends outside of board activities. Secretary Doak expressed gratitude to all board members for the opportunity to work alongside of them and make significant investments in the city of McKinney. Mr. Doak expressed thanks to Ms. Schneible for her support during his tenure on the board. He additionally congratulated Ms. Gamble on her appointment to the MCVB board and recognized her background and experience in the travel and tourism industry and the value it will bring to MCVB. Vice Chairman Clarke added his thanks to Mr. Doak and Ms. Gamble and remarked about the passion and commitment they have shown for the city and wished them both well in their new appointments. Ms. Gamble expressed her gratitude for the opportunity to serve on the MCDC board and shared her appreciation for fellow board members and staff for the work done together to support projects to benefit the community. Board member Glew shared his appreciation for having the opportunity to work with Mr. Doak and Ms. Glew, recognized their passion and professionalism and wished them well in their new roles. Mr. Glew asked Ms. Schneible for information on the upcoming promotional grant schedule. Ms. Schneible indicated the first promotional and community grant application period would open November 1. Chairman Kuehn shared his appreciation for having the chance to share the dais with his fellow board members. He saluted Mr. Doak and Ms. Gamble for their service and wished them the best in their new appointments and continued service to the city. He also expressed excitement about new board members joining MCDC in October and continuing the momentum to improve quality of life as an economic driver in McKinney and north Texas.

Board members unanimously approved the motion by Board Secretary Doak, seconded by Board member Gamble, to adjourn the meeting.

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KURT KUEHN  
Chairman