

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JANUARY 24, 2019

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on January 24, 2019 at 8:00 a.m.

Board Members Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Jackie Brewer, Treasurer Rick Glew, Mary Barnes-Tilley, Kathryn McGill, Angela Richardson-Woods.

Absent: None.

City Council Members Present: Mayor Pro-tem Tracy Rath.

Staff Present: MCDC President Cindy Schneible; City Manager Paul Grimes; Assistant City Manager Barry Shelton; Director of Parks and Recreation Michael Kowski; Assistant Director of Parks and Recreation Ryan Mullins; Chief Financial Officer Mark Holloway; Main Street and MPAC Director Amy Rosenthal; MEDC President Peter Tokar; MCVB Sales Manager Vanesa Rhodes; Apex Centre Manager Teresa Thomason; MCDC Administrative and Marketing Coordinator Linda Jones; and MEDC Administrative Assistant Deana Smithee.

There were several guests present.

Chairman Kurt Kuehn called the meeting to order at 8:01 a.m. after determining a quorum of the Board was present.

19-0049 Chairman Kuehn called for action on the Minutes of the McKinney Community Development Corporation Meeting of December 20, 2018. Board members unanimously approved the motion by Board Member Angela Richardson-Woods and seconded by Board Secretary Jackie Brewer to approve the December 20, 2018 minutes of the McKinney Community Development Corporation.

19-0050 Chairman Kuehn called for action on the Minutes of the McKinney Economic Development Corporation Joint Meeting of November 5, 2018. Board members unanimously approved the motion by Board Member

Mary Barnes-Tilley and seconded by Board Vice Chairman David Clarke to approve the November 5, 2018 minutes of the McKinney Economic Development Corporation Joint Meeting.

19-0051 Chairman Kuehn called for the Financial Reports presentation. President Cindy Schneible informed the Board that since the December financials were not attached to the agenda, each Board member has a hard copy for review. Mark Holloway, City of McKinney Chief Financial Officer, called attention to the November financials. The MCDC has revenues of about \$1.4 million and expenses of about \$100,000. The month of November saw about a 1% increase in sales tax. Mr. Holloway reminded the Board that the goal for this year is a sales tax increase of 4.4% over last year, and he reminded the Board that the next two months' financials should show significant increase with the holiday shopping reflected in those reports. Chairman Kuehn called for questions on Checks Issued for the month of November, and there were none.

19-0052 Chairman Kuehn called for the Board and Liaison Updates.
City of McKinney. City Manager Paul Grimes updated the Board on the work of the 35-member Bond Committee which met four times and is recommending a bond package of \$350 million comprised of five components including Parks and Recreation, Streets and Roads, Public Safety, City Hall Facilities and Public Works Facilities. City Council will meet on February 5 to officially act on whether or not to call for the bond election in May of this year. Mr. Grimes announced that the McKinney Housing and Finance Corporation will enter negotiations with NRP Group, LLC for a public/private partnership which would allow the McKinney Housing and Finance Corporation to receive interest from investment income, which they will be able to reinvest in future projects. He credited the McKinney City Council for the vision and action on developing this partnership. Mr. Grimes updated the Board on the importance of the census Complete Count

endeavors particularly the count of those who may be here illegally. He stressed that it is illegal for Census workers to use data from Census count to target someone living here illegally, but that the Census should reflect an accurate count of all people physically living in an area no matter their circumstance. Mr. Grimes reported that the McKinney Urban Transit District Board has raised the ceiling for the maximum amount of monthly taxi vouchers from \$400 to \$600. This is a matching program, and the stated increase translates to a \$150 maximum that any individual will pay per month. Since this is a demand response program, vouchers will increase as demand increases.

McKinney Convention and Visitors Bureau. MCVB Sales Manager Vanesa Rhodes thanked the Board for supporting the Daytripper video which created very high visibility for McKinney on social media venues. She reported that McKinney also recently hosted three bloggers with cooperation from several downtown businesses. Ms. Rhodes stated that the NCAA Division II National Football Championship game economic impacts have not been finalized at this point, but verbal feedback has been very positive. Ms. Rhodes reported that McKinney was selected for filming a pilot series *A Night With Artists and Chefs*, scheduled for January 30 at Gather. Chairman Kuehn asked if the NCAA was a multi-year agreement. Ms. Rhodes stated that this was a one-year contract event, but that McKinney is negotiating with NCAA for next year then a multi-year contract. MCBV is optimistic based on feedback.

McKinney Economic Development Corporation. President Peter Tokar reported that the MEDC has a full project pipeline in excess of half a billion dollars in projects considering McKinney, which is more than double where they were at this time last year. Mr. Tokar announced that the MEDC is launching a new marketing strategy, which includes the addition of a social media specialist to its staff. Mr. Tokar stated that the MEDC will share

marketing data with MCDC when beneficial, and he looks forward to furthering the partnership between MEDC and MCDC.

McKinney Main Street/MPAC. Main Street and MPAC Director Amy Rosenthal reported on the success of the Small Business Development Week which was a partnership with Denison and Garland. The week included a state representative from Texas Main Street and a national speaker, who offered tips for historic downtown businesses. She thanked Mr. Kuehn for his participation in the event. Ms. Rosenthal announced the Four Funny Females show this weekend and also announced the ribbon cutting ceremony for the Chestnut Commons parking garage on February 1. She announced *Uncensored*, a Black History Month author event featuring Zachary Woods. They are partnering with the library for this free event on February 7. Ms. Rosenthal announced the upcoming warehouse sale at Gather on February 7-9. Chairman Kuehn complimented Ms. Rosenthal on Small Business Development Week, and Ms. Rosenthal stated that there is great opportunity to increase the Main Street economic initiatives. Board members Kathryn McGill, Jackie Brewer and Mary Barnes-Tilley offered congratulations on the success of the Golden Dragons production.

McKinney Parks and Recreation. Director of Parks and Recreation Michael Kowski discussed the strategic update of the Parks and Recreation website. Mr. Kowski thanked Amber Hamilton for leading this project which resulted in a website that is now easier to navigate. Mr. Kowski recognized the Parks and Maintenance teams for their perseverance and stated that three parks will be opening soon. Bonnie Wenk will open in the Spring, George Webb will open this Summer, and the tennis complex will open in late Spring or early Summer. Mr. Kowski reported that the Parks Department will be hosting an Open House on February 2 for public input, questions and answers regarding the Prestwyck Park project located in the Prestwyck community at Coit and 380. Mr. Kowski also announced that

Cottonwood Park and Finch Park are both in design phase and construction will begin this Summer on both parks. Mr. Kowski thanked Board Member Jackie Brewer for her leadership as Chairperson of the Parks and Recreation Bond Committee. Board Member Rick Glew asked about the opening of the All-Abilities Playground, and Mr. Kowski stated it would open in Spring along with the Bonnie Wenk opening.

- 19-0053** Chairman Kuehn called for the President's Report. President Cindy Schneible highlighted two agenda attachments, the *City of McKinney Legislative Priorities* and the *Texas Economic Development Council Legislative Agenda*. Ms. Schneible reminded the Board that as Board members, they have an opportunity to advocate on behalf of the City and the MCDC on important issues. Ms. Schneible announced that the Chamber is participating in Collin County Days in March and invited Board members to participate in that event. Ms. Schneible called attention to the Certificate of Appreciation from the McKinney Housing Authority, and announced that April 22-26 is National Community Development Week, and the Housing Authority is hoping to break ground on the redevelopment of Merritt McGowan Manor during that week.

Chairman Kuehn thanked Vice Chairman David Clarke and the Promotional and Community Events Grant subcommittee for their diligence in reviewing the details of the grant applications presented at the December 20, 2018 Board meeting. Subcommittee members are Vice Chairman David Clarke and Board Members Mary Barnes-Tilley and Kathryn McGill. Chairman Kuehn called Vice Chairman David Clarke to present the subcommittee recommendations.

- 19-0054** Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by The Heritage Guild of Collin County (PC #19-01) in the Amount of \$7,500

for the Advertising, Marketing and Promotion of Historic McKinney Farmers Market, Tour de Coop, and Ice Cream Crank-off. MCDC Treasurer Rick Glew recused himself from the discussion on Agenda Item #19-0054. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Member Angela Richardson-Woods and seconded by Board Member Jackie Brewer to approve The Heritage Guild of Collin County (PC #19-01) grant in the amount of \$7,500 for the advertising, marketing and promotion of the Historic McKinney Farmers Market, Tour de Coop, and Ice Cream Crank-off.

MCDC Treasurer Rick Glew returned to the dais following the discussion and vote.

19-0055 Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by Collin County History Museum (PC #19-02) in the Amount of \$11,675 for the Advertising, Marketing and Promotion of the McKinney Then and Now Exhibit. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Treasurer Rick Glew and seconded by Board Member Mary Barnes-Tilley to approve the Collin County History Museum (PC #19-02) grant in the amount of \$11,675 for the advertising, marketing and promotion of the 2019 *McKinney Then and Now* Exhibit.

19-0056 Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by St. Peter's Episcopal Church (PC #19-03) in the Amount of \$7,500 for the Advertising, Marketing and Promotion of the 2019 Empty Bowls Event. On behalf of the Promotional and Community Events Grant

subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Member Kathryn McGill and seconded by Board Member Angela Richardson-Woods to approve the St. Peter's Episcopal Church (PC #19-03) grant in the amount of \$7,500 for the advertising, marketing and promotion of the 2019 Empty Bowls Event.

19-0057 Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by McKinney Main Street (PC #19-04) in the Amount of \$15,000 for the Advertising, Marketing and Promotion of Events and Activities Within the Historic Downtown McKinney Cultural District. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Chairman Kurt Kuehn and seconded by Board Treasurer Rick Glew to approve the McKinney Main Street (PC #19-04) grant in the amount of \$15,000 for the advertising, marketing and promotion of events and activities within the Historic Downtown McKinney Cultural District.

19-0058 Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by Game Day Foods (PC #19-05) in the Amount of \$6,700 for the Advertising, Marketing and Promotion of the 2019 Community Garden Kitchen Salsa Fest. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Member Kathryn McGill and seconded by Board Member Angela Richardson-Woods to approve the Game Day Foods (PC #19-05) in the Amount of \$6,700 for the Advertising, Marketing and Promotion of the 2019 Community Garden Kitchen Salsa Fest.

- 19-0059** Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by Kiwanis Club of McKinney (PC #19-06) in the Amount of \$2,500 for the Advertising, Marketing and Promotion of the 2019 Kiwanis Triathlon. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Secretary Jackie Brewer and seconded by Board Member Mary Barnes-Tilley to approve the Kiwanis Club of McKinney (PC #19-06) grant in the amount of \$2,500 for the advertising, marketing and promotion of the 2019 Kiwanis Triathlon.
- 19-0060** Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by ManeGait Therapeutic Horsemanship (PC #19-07) in the Amount of \$8,000 for the Advertising, Marketing and Promotion of the 2019 ManeGait Country Fair. On behalf of the Promotional and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Member Mary Barnes-Tilley and seconded by Board Member Angela Richardson-Woods to approve the ManeGait Therapeutic Horsemanship (PC #19-07) grant in the amount of \$8,000 for the advertising, marketing and promotion of the 2019 ManeGait Country Fair.
- 19-0061** Vice Chairman David Clarke called for Consideration/Discussion/Action on Promotional and Community Event Grant Application Submitted by SBG Hospitality (PC #19-08) in the Amount of \$15,000 for the Advertising, Marketing and Promotion of the 2019 McKinney St. Patrick's Day Festival. On behalf of the Promotions and Community Events Grant subcommittee, Mr. Clarke recommended full funding of this grant. Board members unanimously approved a motion made by Board Member

Kathryn McGill and seconded by Board Secretary Jackie Brewer to approve the SBG Hospitality (PC #19-08) grant in the amount of \$15,000 for the advertising, marketing and promotion of the 2019 McKinney St. Patrick's Day Festival.

- 19-0062** Chairman Kuehn called for a Public Hearing and Consideration/ Discussion/Action on a Project Grant Application Submitted by Habitat for Humanity of Collin County (#19-01) in the Amount of \$80,000 for Critical Home Repair in McKinney for Low Income Families. Amount Requested Represents 25% of Total Project Cost. Board Member Angela Richardson-Woods recused herself from the presentation and discussion of Agenda Item #19-0062. Chairman Kuehn called Celeste Cox, Habitat for Humanity CEO, to speak, and reminded Board members and guests that no action would be taken on these public hearing items today except to close the Public Hearing. Ms. Cox thanked the MCDC for past support and reported that they are hoping to receive City approval on the Cotton Groves project soon. The fabrication is 75% complete, so it should be onsite for completion in a couple of weeks. Ms. Cox explained that Habitat's Home Repair Services is for low to moderate income homeowners who are often elderly or disabled families. Habitat currently has 266 on the wait list for affordable housing. Habitat sells its homes to families for no more than 30% of their gross monthly income. Average income for the home repair program is \$19,000 per year, and average cost of repairs for Habitat projects is \$10,000 to \$20,000. This grant request is for \$80,000 (ten repairs at \$8,000 each), which represents 20% of applicants served. Of these, seven applications are approved and three are pending approval. These projects include weatherization, siding, paint, handicap accommodations, bath improvements, roofing, leveling, and insulation. Families served from these projects include seniors, disabled and low

income with children. Ms. Cox also presented a completed project for a disabled veteran in which they partnered with Home Depot for the repairs. Ms. Cox reminded the Board that this request represents 25% of the total project cost and that labor is all volunteer and many of the products and tools are donated by businesses, including Home Depot and Valspar. She also stated that they have received a matching grant from Texas State Affordable Housing Corporation. Chairman Kuehn received clarification from Ms. Cox that the total project cost was around \$320,000. Chairman Kuehn called for public comments, and there were none. Chairman Kuehn called for a motion to close the Public Hearing. Board members unanimously approved a motion made by Board Member Kathryn McGill and seconded by Board Member Jackie Brewer to close the Public Hearing.

Board Member Angela Richardson-Woods returned to the dais following the presentation and discussion.

- 19-0063** Chairman Kuehn called for a Public Hearing and Consideration/ Discussion/Action on a Project Grant Application Submitted by the City of McKinney Apex Centre (#19-02) in the Amount of \$200,000 for Funds to Hire an Architect to Develop Plans for Future Expansion of Apex Centre. Amount Requested Represents 100% of Total Cost. Chairman Kuehn called Teresa Thomason, Apex Centre Manager, to speak. Ms. Thomason reviewed the Apex Mission Statement and Goals, and reminded the Board that Apex has already met its cap of 5,600 members and were able to maintain 100% cost recovery and return unused funds previously granted by the MCDC. The goal going forward is to maintain cost recovery by focusing on a strategy to maintain membership and to increase programming such as personal training, summer camps and other events. The current challenge facing Apex is space constraints.

Ms. Thomason reminded the Board that expansion was in the plan from the beginning and that the land exists for such expansion. She reviewed some methodology for determining how best to move forward including hearing from the public, boards and management, then assimilating those needs into options, before developing specific plans and determining a good phasing approach. This grant request includes \$90,000 for a building expansion study and \$60,000 for a water park study. Items covered in those studies are architectural fees, consultants, and cost estimators. Ms. Thomason continued with a discussion regarding the timing for this expansion including membership growth required to be 100% self-sustaining, keeping McKinney residents in McKinney for their recreational needs, and the demand brought by the City of McKinney's growth. She stated that this project would be 3-5 years to completion. Ms. Thomason also presented some GIS maps that indicate current and projected population near the Apex Centre, and reported that 46% of McKinney's growth is happening near the Apex Centre. Chairman Kuehn asked for clarification of the discrepancy between the grant request of \$200,000 and the proposed expense of \$150,000, and Ms. Thomason confirmed that funds needed were \$150,000. Mr. Kuehn concurred that there is clearly a need for expansion, but sought clarification on whether these studies would address the question of where that expansion should be, specifically asking if expansion should be at the current Apex Centre or if it should be at a new facility to be built in the area where future growth is expected in the northern McKinney sector. Ms. Thomason stated that they could include those concerns as part of the feasibility studies. Board Treasurer Rick Glew expressed similar concern and asked whether there would be an option to investigate diverting funds to another facility. Board Member Kathryn McGill added that some statistics by age showing where the current members live and how far they are willing to drive would be

helpful in decision-making. Ms. Thomason stated that they will provide additional data for the Board to review. Board Secretary Jackie Brewer added her concern for disruption at the facility during construction. In addition, Ms. Brewer expressed concern about the studies still being current in 3-5 years when funds are available for the expansion. Ms. Thomason agreed that these concerns would have to be addressed in the final timeline. Chairman Kuehn called for public comments, and there were none. Chairman Kuehn called for a motion to close the Public Hearing. Board members unanimously approved a motion made by Board Member Mary Barnes-Tilley and seconded by Vice Chairman David Clarke to close the Public Hearing.

- 19-0064** Chairman Kuehn called for a Public Hearing and Consideration/ Discussion/Action on a Project Grant Application Submitted by McKinney Parks Foundation (#19-03) in the Amount of \$2,000 to Purchase and Install Ten Picnic Tables and Two Concrete Benches in Locations Along the Natural Surface Trail at the McKinney Community Center. Amount Requested Represents 100% of Total Project Cost. Chairman Kuehn called Dr. Rick Moreno, McKinney Parks Foundation President, to speak. Dr. Moreno reviewed the Park Foundation's background, goals and membership. Dr. Moreno reported that the Foundation has organized volunteers to work on the nature trails behind the Community Center and the property that was the McKinney Greens Golf Course. This grant request is for ten picnic tables and two concrete benches to be placed at the trail entrance and along the trail. Dr. Moreno thanked the Board for their consideration of this grant and stated they will be working with McKinney Parks and Recreation on many more projects in the future. Board Treasurer Rick Glew commented on the surprisingly low cost for the project, and Chairman Kuehn asked about the choice of wood instead of synthetic wood for the project. Dr. Moreno stated that the cost

would nearly triple to use synthetic materials and added that there is a tradition in McKinney Parks to use natural products whenever possible. After some discussion, McKinney Parks and Recreation Director Michael Kowski addressed the concern of theft in the parks as being another reason for using wood instead of a more expensive material. Dr. Moreno added that the McKinney Parks Foundation is still looking to grow its board and invited those present to consider serving. Board Member Mary Barnes-Tilley asked about the length of the trail and the percentage that has been cleared. Dr. Moreno replied that 100% of the trail has been cleared, and the Parks Foundation consistently works on the need for continual clearing. Dr. Moreno added that they have begun some clearing at the old McKinney Greens property, and this will be a bigger project going forward with the Parks Foundation advocating for this area to be a nature preserve. Board Member Kathryn McGill asked if the Parks Foundation is currently set up to accept public donations. Dr. Moreno said they have accepted some donations, and reminded the Board that they have not spent any funds to date. Chairman Kuehn called for public comments, and there were none. Chairman Kuehn called for a motion to close the Public Hearing. Board members unanimously approved a motion made by Board Secretary Jackie Brewer and seconded by Board Member Angela Richardson-Woods to close the Public Hearing.

- 19-0065** Chairman Kuehn called for a Public Hearing and Consideration/ Discussion/Action on a Project Grant Application Submitted by Collin County History Museum (#19-04) in the Amount of \$4,007 to Purchase Photo boards for Window Displays in the Foyer and Gallery of the Museum. Amount Requested Represents 88% of Total Project Cost. Chairman Kuehn called for Mary-Carole Strother, Collin County Historical Society Executive Director, to speak. Ms. Strother reviewed

some background and collaborative partnerships of the Museum, then reminded the Board of some current events including the upcoming Folklore convention, the McKinney Black History documentary, and the 2019 *McKinney Then and Now* exhibit. The Collin County History Museum is seeking funds for the creation of custom fit photo wall boards, which would provide a more durable and aesthetic solution for displays installed in the building windows. Skilled volunteers will handle the installation of the boards. Chairman Kuehn asked about the potential maintenance and newly exposed trim work that may require repair. Ms. Strother stated that the boards will not cover any original building elements and that there is a plan to fill in and paint the trim work as the boards are installed. Chairman Kuehn complimented Ms. Strother on the work that she does at the Collin County History Museum. Chairman Kuehn called for public comments, and there were none. Chairman Kuehn called for a motion to close the Public Hearing. Board members unanimously approved a motion made by Board Member Angela Richardson-Woods and seconded by Board Member Kathryn McGill to close the Public Hearing.

- 19-0066** Chairman Kuehn called for a Public Hearing and Consideration/ Discussion/Action on a Project Grant Application Submitted by Heard Craig (Project #19-05) in the Amount of \$12,790 for Upgrades to the Carriage House. Amount Requested Represents 100% of Total Project Cost. Chairman Kuehn called for Linda Bonner, Heritage Alliance Manager, to speak. Ms. Bonner provided some background regarding the Heard-Craig Center, reminding the Board that in addition to being an art and event venue, the Center provides no cost meeting facilities to about 20 organizations. Ms. Bonner explained that the grant request is for two upgrades to the Carriage House. The first upgrade is to transform the north side flat roof to a green roof, allowing for reduced energy,

reduced city noise, and improved storm water management, all while creating a beautiful aesthetic feature. The roof redesign would include the removal of metal pieces, the addition of drainage features, the extension of vent pipes, changing the roof pitch, and finally adding a new roof which would include insulation products and installation. The \$7,790 grant request for this upgrade would include the redesign, and the Carriage House would cover 100% of the cost after that, including the membrane and installation. Ms. Bonner stated that the second part of this grant request which is for the purchase of an Art-O-Matic, which is essentially a refurbished cigarette machine that would dispense original artwork including paintings, sculptures and jewelry the size of a cigarette pack. The one-time cost of \$5,000 includes the machine, installation, shipping and stocking the initial artwork. Ms. Bonner summarized that the total grant request of \$12,790 is for both of these projects that would benefit the Carriage House and the community. Chairman Kuehn asked if the Art-O-Matic would be a revenue-generator and asked for clarification of where the art comes from. Ms. Bonner replied that the Carriage House would receive a small percentage of each piece sold. She then explained that the initial artwork would come from the vendor, with a plan to incorporate local artwork in the future. Chairman Kuehn also asked about the visibility of the green roof, and Ms. Bonner stated that the green roof garden would be visible from the ground and would add aesthetic value to the building. Ms. Bonner added that a staircase could be added to the building in the future to allow for the green roof to become a community garden and a place that is maintained by volunteers. Board Member David Clarke mentioned that a group of students at McKinney Boyd High School is in the process of adding a living roof, and this may be an opportunity to reach out to them and learn from their experience in the process. Chairman Kuehn called for public comments, and there were none. Chairman Kuehn called for a motion to

close the Public Hearing. Board members unanimously approved a motion made by Vice Chairman David Clarke and seconded by Board Secretary Jackie Brewer to close the Public Hearing.

19-0067 Chairman Kuehn called for Consideration/Discussion/Action on the Amended Loan Agreement Between Raytheon Company, the McKinney Community Development Corporation, and the McKinney Economic Development Corporation. Chairman Kuehn called President Schneible to present. Ms. Schneible provided a historical background of the 2013 partnership with MEDC and MCDC on an incentive agreement for Raytheon to relocate its corporate headquarters from California to McKinney. That agreement focused on job creation and capital investment in the building and business personal property. This Amended Loan Agreement documents the impact of these initiatives. Ms. Schneible reported that Raytheon created 153 jobs with mean salary of \$212,000 and average salary of \$182,000, in addition to 274 new employee positions and invested \$4.7 million in capital and new building improvements and new business personal property. The amended agreement has been approved by the MEDC. Ms. Schneible requested MCDC approval to this agreement which documents the impact of the incentive agreement and the investment made on behalf of this headquarters relocation. Board members unanimously approved a motion made by Chairman Kurt Kuehn and seconded by Board Treasurer Rick Glew to approve the Amended Loan Agreement as presented.

19-0068 Chairman Kuehn called for a Public Hearing and Consideration/Discussion/Action on the Amending Project 16-08 to Reallocate \$1,000,000 of \$2,270,000 to the Old Settlers Recreation Center Renovation (PK4398); Amending Project 16-08 to Reallocate \$246,000 of \$250,000 to the Old Settlers Recreation Center Renovation (PK4398);

Amending Project 17-05 to Reallocate \$54,000 of \$250,000 to the Old Settlers Recreation Center Renovation (PK4398); and Amending Project 18-08 to Reallocate \$1,000,000 of \$1,225,000 to the Old Settlers Recreation Center Renovation (PK4398). Chairman Kuehn reminded the Board that they are able to vote on this item at the close of the public hearing if they choose, and that this request essentially reallocates previously approved funding. Chairman Kuehn then called Michael Kowski, Director of McKinney Parks and Recreation, to speak. Mr. Kowski stated that the goal of this grant request is to help re-establish Old Settlers Park as the heart and soul of the neighborhood through expansion and renovation. Renovations would include enclosing the outdoor basketball pavilion so that it would then serve as both useful indoor space and the main entrance to the Center. The space would include a fireplace nook, digital café, community rooms with room dividers, ping pong and pool tables, a fitness center, and new lockers and showers. Mr. Kowski stated that the idea is to create a drop-in space, as opposed to the mostly rent ahead facility that it is now. The current entrance facility would be renovated for office space. In addition, a new pavilion space would be added that would allow for an event rental space that provides both indoor and outdoor facilities. This grant request would also include updating the interior of other existing facilities at Old Settlers. Mr. Kowski stated that the construction and renovation would be a phased approach to keep the facilities open during the project. Mr. Kowski added that a portion of the bond request includes funding for refreshing Old Settlers Park including covering current basketball courts and potentially adding another set of courts and a restroom, as well as replacing playground equipment. Board Treasurer Rick Glew encouraged new Board members to visit and become familiar with Old Settlers Park and its potential. Chairman Kuehn asked if there is a city-wide membership to use various facilities, and Mr. Kowski replied that

infrastructure for membership is already underway. Board Member David Clarke commented that he recently participated in an event at Old Settlers and supports moving forward with improvements to meet a growing population's needs. Mr. Kowski complimented Trish Yanes for her dedication and involvement in this facility and project. Board Treasurer Rick Glew asked about the completion date for the project, and Mr. Kowski stated that renovations could begin as early as February with a possible completion by Spring 2020. Mr. Kowski provided some clarification regarding which specific previously-approved funds were being reallocated. Board members unanimously approved a motion by Board Member Rick Glew and seconded by Board Member David Clarke to close the public hearing and approve Item #19-0068 as presented.

Chairman Kuehn recessed the meeting into Executive Session at 9:58 a.m. in accordance with the Texas Government Code.

Items to be discussed in Executive Session under Texas Government Code Section 551.072 regarding real property are:

- Approximately 11.0 acres in the William Davis Survey, Abstract No. 248, and
- Master Development Agreement by and among The City of McKinney, McKinney Economic Development Corporation, McKinney Community Development Corporation, KDC Real Estate Development & Investments, LLC, Columbus Realty Partners, LTD, and M & R Investors, LLC.

Items to be discussed in Executive Session under Texas Government Code Section 551.087 regarding economic development matters are:

- Project #17-01 McKinney StarCenter,
- Project #17-04 Craig Ranch Resort Hotel and Conference Center,
- Sheraton Hotel and conference Center,
- Project #13-05 Raytheon, and
- Project Elsa.

Chairman Kuehn convened the meeting of the McKinney Community Development Corporation back into regular session at 11:05 a.m. Board Member David Clarke was absent from the dais for the remainder of the meeting.

Chairman Kuehn called for a motion on the amendment to the Southgate Agreement (Project #13-05). The Board unanimously approved a motion made by Board Treasurer Rick Glew and seconded by Board Member Angela Richardson-Woods to approve the First Amendment of the Master Development Agreement for the McKinney Southgate Development and authorize our President to so execute.

19-0069 Chairman Kuehn called for Consideration/Discussion/Action on the 2019 Quality of Life Award Nominations. Chairman Kuehn announced that MCDC President Cindy Schneible declined her nomination for this award. He then read the nominations for the Individual Quality of Life Award. Nominees are Juli Smith, All-Abilities Playground; Dr. Todd Burton, All About Children Pediatrics, Special Olympics, community volunteer; and Michele and David Bernard, community volunteers with Empty Bowls, Salsa Fest, Community Garden, Chestnut Square and Farmers Market. Board Member Jackie Brewer spoke in support of Juli Smith. Chairman Kuehn reminded the Board that Ms. Smith was a top contender last year for this award and the Board's discussion at that time included waiting until the playground was further along. Ms. Schneible added that the MCDC's role in providing funding to the All-Abilities Playground is complete. Board Treasurer Rick Glew spoke on behalf of Juli Smith and Michele and David Bernard. Board Member Jackie Brewer added that Dr. Burton is an up and coming community participant that would make an excellent board member for one of our many boards. Chairman Kuehn spoke on behalf of David Clarke in support of Juli Smith. A vote was conducted using a written ballot. Ms. Schneible confirmed that a majority vote was awarded to one nominee and that the award recipient will be announced at the Chamber Awards Event on

February 22, 2019. Chairman Kuehn read the nominations for the Organization Quality of Life Award. Nominees are Alliance of Elite Youth Leadership (Derrick and Ceretha Robinson); McKinney Parks and Recreation Department; McKinney Mounted Patrol; and PSA McKinney. Angela Richardson-Woods and Board Treasurer Rick Glew spoke in support of the Alliance of Elite Youth Leadership, and Jackie Brewer spoke in support of McKinney Parks and Recreation Department. A vote was conducted using a written ballot. Ms. Schneible confirmed that a majority vote was awarded to one nominee and that the award recipient will be announced at the Chamber Awards Event on February 22, 2019. Ms. Schneible reminded the Board that each nominee will receive a certificate of nomination.

Chairman Kuehn called for Citizen Comments, and there were none.

Chairman Kuehn called for Board or Commissioner Comments. Mayor Pro-tem Tracy Rath thanked the MCDC Board for their work and especially for their recognition of community contributors through the Quality of Life awards. Chairman Kuehn again congratulated Amy Rosenthal on the success of the Small Business Development Week.

Chairman Kuehn called for a motion to adjourn. A motion to adjourn made by Board Member Angela Richardson-Woods and seconded by Board Member Mary Barnes-Tilley was unanimously approved. Chairman Kuehn adjourned the meeting at 11:24 a.m.

KURT KUEHN
Chairman