

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

FEBRUARY 21, 2017

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 21, 2017 at 8:00 a.m.

Board members Present: Chairman Jason Burress, Vice Chairman Paul Merritt, Robert Clark and Kenneth Sipiora. Absent: Secretary/Treasurer Walter Chen, Sharon Denny and Randy Page.

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

Staff Present: President Darrell Auterson, Executive Vice President Abby Liu, Director of BRE/Emerging Tech John Valencia, Economic Development Coordinator Madison Clark, Operations/Compliance Administrator Sheri Van Slycke, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Deputy City Manager Jose Madrigal, MCDC President Cindy Schneible, MEDC Attorney Mark Houser, and MCVB Administrative Assistant Ashley Ford.

There were eight guests present.

Chairman Burress called the meeting to order at 8:01 a.m. after determining a quorum was present.

17-179 Chairman Burress called for the Gateway Development Presentations. Chairman Burress shared there were five or so semi-finalists that submitted RFQ's for the Gateway development. Currently, there are two remaining finalists. Today, those two remaining finalists are providing their presentations in this meeting and they are the Trammell Crow Company and Team McKinney Gateway. Team McKinney Gateway is a partnership of KDC Land Ventures, Columbus Realty and Corinth Properties. Representing KDC were Senior Vice President Bill Guthrey and Vice President Colin Fitzgibbons. Representing Columbus Realty were Managing Partner Robert Shaw and Vice President of Construction

Mike Flowers. Representing Corinth Properties were Partners Anthony Ruggeri and Frank Mihalopoulos. Representing Trammell Crow Company were Senior Managing Director's Scott Krikorian and Denton Walker, Senior Associate Jonathan Probst and Principal and Development Construction Group Services Leader Jeff Debruin. Team McKinney and Trammell Crow Company each shared their individual experience, their portfolio of previous and ongoing projects and their vision for the Gateway Development. Upon completion of each of the presentations from Team McKinney and Trammel Crow Company, City Council members Mayor Loughmiller, Mayor Pro Tem Pogue and Council member Ussery, all of whom served on the Gateway Committee, conducted a question and answer session, along with the MEDC Board.

Chairman Burress called for citizen comments and there were none. Chairman Burress called for Board or Commissioner comments. Board member Sipiora offered his compliments to the EDC staff for the effectiveness of this selection process.

Chairman Burress recessed the meeting into Executive Session at 11:01 a.m. per Texas Government Code: A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any. Section 551.087. Deliberation Regarding Economic Development Matters as listed on the posted agenda. Chairman Burress reconvened the meeting to open session at 12:32 p.m.

Board members approved, by a vote of 4-0, the motion by Board member Clark, seconded by Vice Chairman Merritt, to approve that KDC be selected as the Gateway Developer designee, and would further move that our President, the City Manager and the Gateway Development Team commence exclusive negotiations with KDC to bring forward a non-binding Memorandum of Understanding containing terms, including an exclusive negotiation period for finalizing a Master Development Agreement, it recommends that the Board consider and approve.

Board members approved, by a vote of 4-0, the motion by Vice Chairman Merritt, seconded by Board member Sipiora, to approve the changes to Project Red River as proposed in Executive Session.

Board members approved, by a vote of 4-0, the motion by Board member Sipiora, seconded by Board member Clark, to approve the staff's recommendation for Project 3-Tab as presented in Executive Session.

Board members approved, by a vote of 4-0, the motion by Vice Chairman Merritt, seconded by Board member Clark, to approve the changes to Project Blinky as presented in Executive Session.

Board members approved, by a vote of 4-0, the motion by Board member Clark, seconded by Board member Sipiora, to adjourn. Chairman Burress adjourned the meeting at 12:35 p.m.

JASON BURRESS
Chairman