

## MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

**MARCH 5, 2019**

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on March 5, 2019 at 8:00 am.

Board members present: Vice Chairman Paul Merritt, Secretary/Treasurer Brian Loughmiller, Board member Ken Sipiora, Board member Patrick Cloutier, Board member Joe Minissale, Board member Michael Jones

Absent: None

Staff Present: President Peter Tokar, Executive Vice President Abby Liu, Director of Business Retention & Expansion and Emerging Technology John Valencia, Director of Business Development Bruce Coleman, Business Development Specialist Madison Clark, MEDC Office Supervisor Deana Smithee, MEDC Administrative Assistant Joanne Isom, Mayor George C. Fuller, Mayor Pro Tem Tracy Rath, City Manager Paul Grimes, and MEDC Attorney Mark Houser

There were two guests present.

Vice Chairman Merritt called the meeting to order at 8:00 am after determining a quorum present.

Vice Chairman Merritt recessed the meeting into Executive Session at 8:01 am.

Vice Chairman Merritt reconvened the meeting to open session at 9:06 am.

Board members unanimously approved the motion by Board member Sipiora, seconded by Board member Jones, to approve McKinney Technology Center as discussed in executive session.

**19-0178** Vice Chairman Merritt called for the Consideration/Discussion/Action on selection of officers. Secretary/Treasurer Loughmiller requested to make a statement before the board acted. Chairman Burress suggested at the last board meeting that Secretary/Treasurer Loughmiller fill the Chairman seat. Secretary/Treasurer Loughmiller clarified he was unaware Chairman Burress was stepping down and did not join the board in hopes to replace anyone. His objective to join a board after being Mayor was to serve McKinney in any capacity that he could. He

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noted the bylaws are very clear of what the role of the different officers are and ultimately everything is subject to the approval of the entire board. He continued to express that the role of an officer does not create a superior role in any one member and it does not create a situation where there is an automatic invitation to every negotiation and operational decision that takes place within the MEDC. Secretary/Treasurer Loughmiller noted the continuity exists through the City Manager, MEDC President, and the Mayor that is sitting in that seat. Secretary/Treasurer Loughmiller stated he is not asking for a nomination to any position other than serving as a board member and that the board continue to move forward as a group of 7 to make the city successful.

Board members unanimously approved the motion by Vice Chairman Merritt, seconded by Board member Cloutier, to appoint Kenneth Sipiora as Chairman of the Board.

Chairman Sipiora thanked fellow board members for their confidence and stated he would have been happy to support anyone sitting on the dais to be Chairman. Chairman Sipiora recommended to consider enacting term limits over the elected board positions. In the spirit of that recommendation, Chairman Sipiora pledged to finish out the term, upon that time, he would serve as Chairman one more year if voted in, but would not serve any more than 18 months. MEDC Attorney Houser clarified that Chairman Sipiora is speaking of officers that are annually elected and his comments were about limiting the success of terms as an officer. Chairman Sipiora agreed and recognized it would be a bylaw change and would happen at another time.

**19-0179** President Tokar presented the MEDC Key Performance Indicators to the Board. President Tokar outlined eight core objectives the MEDC needs to focus on in order to achieve operational excellence. President Tokar noted some of the objectives can change year to year and some are staples that will have to be considered year after year. The eight objectives President Tokar outlined are: Lead Generation, Marketing, Website/Social Media, Outbound Recruitment, Infrastructure Development, Increase Commercial Tax Base, Build BRE Program, and Increase Competiveness. President Tokar took the opportunity to discuss in detail with the board

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the metrics used to measure each objective. The Board made recommendations to the metrics for each objective. President Tokar noted he would make the changes to the metrics based on the boards' feedback and present at a later time.

Vice Chairman Merritt called for Citizen Comments and there were none.

Vice Chairman Merritt announced at last night's City Council Meeting, Council appointed Dr. Gere' Feltus to the MEDC Board of Directors.

Board members unanimously approved the motion by Board member Minissale, seconded by Board member Jones, to adjourn. Vice Chairman Merritt adjourned meeting at 9:14 am.

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Kenneth T. Sipiara  
Chairman