

## **MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**APRIL 16, 2019**

The McKinney Economic Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on April 16<sup>th</sup>, 2019 at 8:00 am.

Board members Present: Vice Chairman Paul Merritt, Secretary/Treasurer Brian Loughmiller, Joe Minissale, Michael Jones, Patrick Cloutier, and Gere' Feltus.

Absent: Chairman Kenneth Sipiora

Staff Present: President Peter Tokar, Executive Vice President Abby Liu, Director of Business Development Bruce Coleman, Business Development Specialist Madison Clark, Office Supervisor Deana Smithee, Administrative Assistant Joanne Isom, Social Media Specialist Kristen Ridout, Councilman Scott Elliott, Mayor Pro Tem Tracy Rath, City Manager Paul Grimes, MCVB Executive Director Dee-dee Guerra, City Secretary Empress Drane, MEDC Attorney Mark Houser, and MCDC President Cindy Schneible.

Absent: Director of Business Retention & Expansion and Emerging Technology John Valencia

There were two guests present.

Vice Chairman Merritt called the meeting to order at 8:04 am after determining a quorum present.

**19-0325** Vice Chairman Merritt called for the Minutes of the McKinney Economic Development Corporation Special Meeting of March 5, 2019. Board members unanimously approved the motion by Board member Cloutier,

seconded by Board member Minissale, to approve the minutes of the McKinney Economic Development Corporation Special Meeting of March 5, 2019.

**19-0326** Vice Chairman Merritt called for the Minutes of the McKinney Economic Development Corporation Meeting of March 19, 2019. Board members unanimously approved the motion by Board member Jones, seconded by Board member Feltus, to approve the minutes of the McKinney Economic Development Corporation Meeting of March 19, 2019.

**19-0327** Vice Chairman Merritt called for Board and Liaison Updates.

City of McKinney – City Manager Grimes reported at the 86th Legislative Session, the Senate passed the property tax cap legislation. They did amend it to 3.5% from 2.5%, however the City does oppose it. The bill will now go to the House and it has been delayed until April 24th. Mr. Grimes noted Mayor George Fuller is actively working with a small group of Mayors with the House leadership on legislation language the cities can agree upon. Mr. Grimes noted the City Council meeting tonight. At the meeting, the public will be allowed to give feedback and weigh in on the budget process. The city also unveiled for a third year, an online budget tool. This tool will allow individuals to participate in a virtual budget exercise on how to spend public dollars. Mr. Grimes announced the free community paper shredding event will be held on Saturday, April

27th from 9:00 am to 1:00 pm at the Sheraton McKinney. He also noted individuals can dispose of unwanted, unused, or expired prescription drugs during the National Drug Enforcement Takeback Event on April 27th from 10:00 am to 2:00 pm at the Public Safety Building.

Chamber of Commerce – President Hermes reported the Chamber Quarterly Luncheon will be Thursday to discuss the future of transportation. There will be representatives from McKinney National Airport, DFW Airport, Texas Central, and Denton County Transportation Authority. On May 7th the Chamber will hold a Business Development update at the newly opened Cinemark and will focus on US 380 and the northern portion of McKinney. President Hermes noted that Leadership McKinney applications are open and 30 individuals in the current class are set to graduate. There will be an Open House at McKinney Performing Arts Center on April 25th from 5:00 pm to 6:30 pm for anyone interested in the program. President Hermes stated the Chamber has been very busy during Legislative session. Their legislative consultant has been dropping cards in opposition to be able to support the high speed rail project. Tomorrow, President Hermes will be testifying in Austin in opposition to discriminatory legislation bills going to the House. President Hermes noted the Chamber is excited about the 312 and 313 agreements. They were reauthorized and are now going to the Senate. We are also supporting the HB 3 school finance reform bill. We are

disappointed that SB2 passed capping school districts at 2.5%. President Hermes noted a small victory for Economic Development mentioning incentive negotiations with companies will remain in Executive Session. The Chamber is continuing to advocate for the upcoming local elections and the bond elections. Lastly, President Hermes congratulated The Chamber's Membership Director Kathy Blank for being number two in the nation for new sales. McKinney Chamber of Commerce is the third largest Chamber in the metroplex with almost 1400 members.

Community Development Corporation – President Cindy Schneible reported the CDC board received and approved one application from the Local Yocal Barbeque for infrastructure improvements exterior to the building in an amount just under \$8,000. The next application cycle for the pilot program for retail infrastructure will open up in July. The CDC will evaluate the program at the end of the year as they prepare the budget for the upcoming fiscal year. President Schneible noted the CDC does three project grant cycles per year and the second cycle closed at the end of March. The CDC received four applications totaling over \$1 million in project grant requests. The public hearings on those applications will be held at the meeting on April 25th and board action will be in May.

Convention and Visitors Bureau - Director Deedee Guerra reported Vanessa Rhodes returned from the Rendezvous South Tradeshow with

five request for proposals (RFP's). McKinney will host a lacrosse tournament at Ron Poe Stadium on May 11th and 12th and expect over 6,000 people to attend. The CVB has met with Advanced Youth Soccer Educational System (AYSES) and will assist them in creating more soccer fields. Director Guerra also noted Alliance of Elite Youth Leadership (AEYL) is working to bring a basketball tournament for homeschoolers to McKinney. Advertising for the month of March and April includes County Line magazine, Daytripper, Tour Texas.com, Liveability.com, and we advertised Arts and Bloom. The CVB is working with Chestnut Square to advertise the Farmers Market. Lastly, Director Guerra noted tourism week falls May 5th through the 11th. The theme will be Travel Matters.

**19-0328** Vice Chairman Merritt called for the Consideration/Discussion of the MEDC Monthly Organizational Report. President Tokar took an opportunity to welcome Kristen Ridout, the new Social Media Specialist for the EDC. President Tokar informed the board the McKinney EDC received a certified letter from Encore Wire in regards to the recent transportation alignment projects from TxDOT for US 380. Encore Wire is opposed to the east McKinney Green alignment option B. President Tokar recognized the EDC does not take a position on this matter, however we do want to publicly recognize we did receive the letter and are taking action on it as we are able. President Tokar noted he and

Executive Vice President Liu attended the Cascade Training hosted by City Manager Grimes and will be rolling that out to the staff. President Tokar reported the Marketing Sub-committee met and had an opportunity to view the new website and logo. President Tokar announced the position of 5G Manager has been posted. We will be one of the first Economic Development Organizations dedicated to 5G and hiring a full time position to manage the process. Lastly, President Tokar announced he will be leaving for San Antonio on Thursday to meet with Pearl Development where the Pearl Brewery is. It is a very industrial rehabbed and eclectic property. Connecting with the developer will assist us with renovating the Cotton Mill.

- 19-0329** Vice Chairman Merritt called for the Consideration/Discussion/Action on Process for Adding Items to the Agenda. City Attorney Houser noted the protocol for adding items to the agenda was included in the packet provided. Board members unanimously approved the motion by board Member Minissale, seconded by Board member Jones, to approve the Process for Adding Items to the Agenda.

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

Vice Chairman Merritt called for Board comments and there were none.

Vice Chairman Merritt recessed the meeting into Executive Session at 8:28 am.

Vice Chairman Merritt reconvened the meeting to open session at 9:54 am.

Board members unanimously approved the motion by Secretary/Treasurer Loughmiller, seconded by Board member Cloutier, to amend the agreement for Project Tahiti as discussed in Executive Session.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Minissale, to adjourn. Vice Chairman Merritt adjourned the meeting at 9:56 am.

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Kenneth T. Sipiora  
Chairman