



CITY OF ALLEN

**AGENDA
ALLEN COMMUNITY DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
OCTOBER 19, 2020 - 7:00 P.M.
ALLEN CITY HALL
COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

- 1) Call to Order and Announce a Quorum is Present.
- 2) Conduct Election of Officers for FY2020-21.
- 3) Approve Minutes of the September 21, 2020, Meeting.
- 4) Approve Minutes of the October 6, 2020, Special Called Meeting.
- 5) Consider and Take Action on Motion to Authorize the City Manager to Negotiate and Execute an Economic Development Incentive Agreement on behalf of the Allen Community Development Corporation with Hub Partners, LLC., and/or its Affiliated Entities, and any Amendments or Instruments Related Thereto, for a Mixed-Use Entertainment Project “The Hub.”
- 6) Conduct a Public Hearing to Authorize up to \$35,000,000 of Sales Tax Revenue Proceeds for the Stephen G. Terrell Recreation Center Project for FY2020-21.
- 7) Other Business
 - a) Sales Tax Analysis
 - Chris Landrum, Assistant Chief Financial Officer
 - b) Discussion of Project Status Report relating to pending ACDC and City projects
 - Brian Bristow, Assistant Director, Parks and Recreation
 - c) Items of Interest [*Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.*]
 - Calendar
 - Next Meeting – November 16, 2020, 7:00 p.m.

As authorized by Section 551.071(2) of the Texas Government Code, this Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from ACDC’s General Counsel on any Agenda Item Listed Herein.

Allen Community Development Corporation

October 19, 2020

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8) Adjourn

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 16, 2020 at 5:00 p.m.

Shelley B. George, City Secretary

ALLEN COMMUNITY DEVELOPMENT CORPORATION AGENDA COMMUNICATION

AGENDA DATE: October 19, 2020

SUBJECT: Election of Officers

STAFF RESOURCE: Tim Dentler, Assistant City Manager

ACTION PROPOSED: Conduct the Election of Officers for 2020-2021

BACKGROUND

In accordance with Article II, Section 3 of the CDC Bylaws, the Board shall select annually from its members a President, Vice-President, and Secretary. Election of Officers shall be held at the regular meeting in October, or at the first meeting following the regular annual appointment by the City Council.

Duties of President: The President shall preside over meetings and shall be entitled to vote upon each issue. In addition, the President may recommend the establishment of ad hoc committees and appoint members there to call special meetings; shall make reports, or delegate another member or members to make reports, to the City Council on behalf of the Board as needed; and shall perform such other duties as usually pertains to his office or as may be enjoined upon him or her by the Board.

Duties of Vice-President: In the absence of the President the Vice-President shall assume all the duties of the President.

Duties of Secretary: The Secretary shall keep the minutes of all meetings, and in the Secretary's absence, the President shall designate another member to act as Secretary. The Secretary shall read once a year, at the first regular meeting following the appointment of Officers, the Articles of Incorporation. The Secretary may accept the assistance of City personnel in taking the transcription of the minutes, when available, but shall sign same officially before presenting same to the Board for approval.

STAFF RECOMMENDATION

Staff recommends that the Community Development Corporation conduct an election of officers for the role of President, Vice-President and Secretary for 2020-2021.

**ALLEN COMMUNITY DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MINUTES
SEPTEMBER 21, 2020**

Board of Directors:

Shahmeen Khan
George Chrisman, President
Antoinette Vincent
Ron Alexander
Stacy Gonzales, Secretary
Tommy Baril, Vice President
Kurt Kizer

City Staff:

Tim Dentler, Assistant City Manager
Eric Cannon, Chief Financial Officer
Chris Landrum, Assistant Chief Financial Officer
Kate Meacham, Director of Parks and Recreation
Brian Bristow, Assistant Director of Parks and Recreation
Rocio Gonzalez, Executive Assistant to the City Manager

1) Call to Order and Announce a Quorum is Present

With a quorum of the Community Development Corporation Board present, President Chrisman called the Meeting to order at 7:02 p.m. on Monday, September 21, 2020, at Allen City Hall, 305 Century Parkway, Allen, Texas 75013.

2) Approve Minutes of the August 17, 2020, Meeting

Motion: Upon a motion by Board Member Baril and a second by Board Member Alexander, the Board voted seven (7) for and none (0) opposed to approve the minutes from the August 17, 2020, meeting. The motion carried.

3) Consider all Matters Incident and Related to Approving a Plan of Finance for the Issuance of Certificates of Obligation by the City of Allen, Texas for an Authorized Purpose of the Corporation, Including the Adoption of a Resolution Pertaining Thereto.

Motion: Upon a motion by Board Member Baril and a second by Board Member Gonzales, the Board voted seven (7) for and none (0) opposed to approve a plan of finance for the issuance of Certificates of Obligation by the City of Allen, Texas for an authorized purpose of the corporation, including the adoption of a resolution pertaining thereto. The motion carried.

4) Other Business

- a) Sales Tax Analysis
- b) Distribution of FY20-21 Budget
- c) Discussion of Project Status Report
- d) Items of Interest *[Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.]*
 - Community Calendar
 - Next Meeting – October 19, 2020, 7:00 p.m. – City Council Chambers

5) Adjourn

Motion: Upon a motion by Board Member Alexander and a second by Board Member Vincent, the Board voted seven (7) for and none (0) opposed to adjourn the meeting at 8:19 p.m. The motion carried.

These minutes approved on the 19th day of October 2020.

Tommy Baril, VICE-PRESIDENT

Stacy Gonzales, SECRETARY

**ALLEN COMMUNITY DEVELOPMENT CORPORATION
SPECIAL CALLED BOARD MEETING
MINUTES
OCTOBER 6, 2020**

Board of Directors:

Shahmeen Khan
Matthew Foster
Antoinette Vincent
Ron Alexander
Stacy Gonzales, Secretary
Tommy Baril, Vice President
Kurt Kizer

City Staff:

Tim Dentler, Assistant City Manager
Chris Landrum, Assistant Chief Financial Officer
Kate Meacham, Director of Parks and Recreation
Brian Bristow, Assistant Director of Parks and Recreation
Rocio Gonzalez, Executive Assistant to the City Manager

Guest Speaker:

Dan Bowman, CEO/ Executive Director of Economic Development Corporation

1) Call to Order and Announce a Quorum is Present

With a quorum of the Community Development Corporation Board present, Vice-President Baril called the virtual Meeting to order at 7:02 p.m. on Tuesday, October 6, 2020.

Vice President Baril recessed the special called meeting into Executive Session at 7:02 p.m.

2) Executive Session

In accordance with the Texas Government Code, the Allen Community Development Corporation convened into Executive Session at 7:03 p.m. on Tuesday, October 6, 2020, in order to discuss matters pertaining to:

Economic Development Deliberations Pursuant to Section 551.087 of the Texas Government Code

Discussion of Potential Economic Incentives for Properties Along the 121 Corridor.

The Executive Session adjourned at 8:03 p.m. on Tuesday, October 6, 2020.

3) Reconvene and Consider Action on Items Resulting from Executive Session.

The Allen Community Development Corporation reconvened into the Special Called meeting at 8:03 p.m. No action was taken on items discussed during Executive Session.

4) Adjourn

Motion: Upon a motion by Board Member Alexander and a second by Board Member Khan, the Board voted seven (7) for and none (0) opposed to adjourn the meeting at 8:05 p.m. The motion carried.

These minutes approved on the 19th day of October 2020.

Tommy Baril, VICE-PRESIDENT

Stacy Gonzales, SECRETARY

City of Allen, Texas

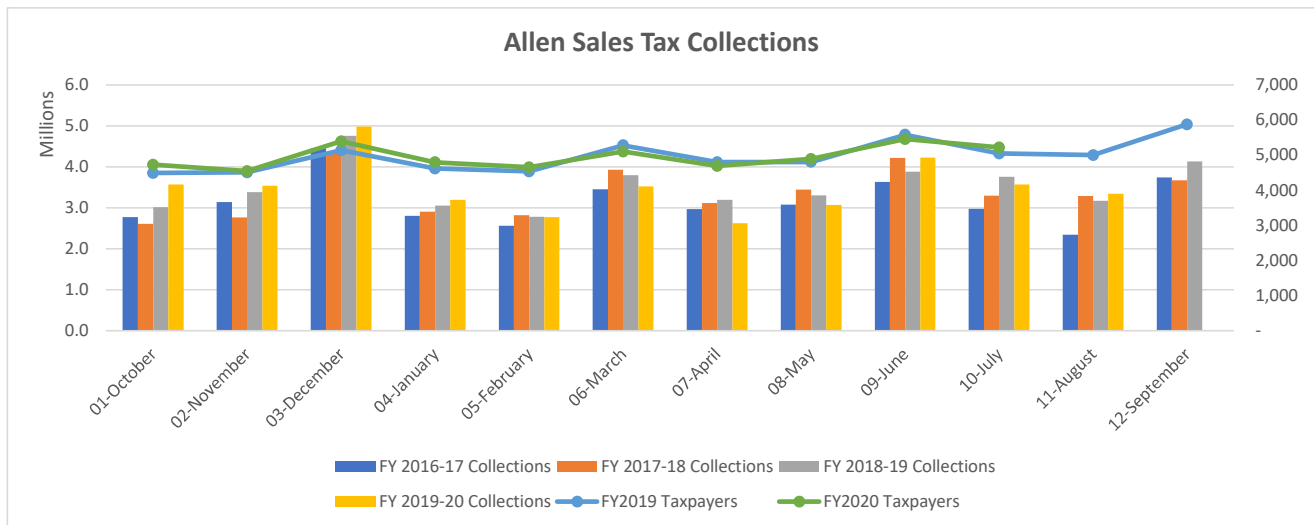
October 2020 - Revenue Report

Sales Tax:

Below is the monthly summary of sales tax receipts for the October 2020 reporting period, which reflects sales that took place in the month of August 2020. August 2020 receipts were \$3,346,870, which represents an increase of 5.50% from August 2019 receipts of \$3,172,495. Collections year-to-date equal \$38,437,341 or 0.85% more than the same period last year. At 10.08%, Dallas had the highest increase for the current month as compared to the prior year, while Richardson had the weakest showing at -14.51%. Receipts for Collin County were up by 3.60% over this time last year and the State of Texas' Collections were 1.38% lower.

Sales Tax Comparison

City	August-20	August-19	% Change	August-20 YTD	August-19 YTD	% Change
Allen	3,346,870	3,172,495	5.50%	38,437,341	38,114,084	0.85%
Dallas	23,350,387	21,211,330	10.08%	284,718,310	286,405,915	(0.59%)
Fairview	228,979	212,967	7.52%	2,832,458	3,009,280	(5.88%)
Frisco	7,215,054	7,429,917	(2.89%)	81,671,162	81,060,251	0.75%
Garland	2,316,000	2,456,568	(5.72%)	26,230,159	26,786,055	(2.08%)
McKinney	5,050,296	4,645,356	8.72%	58,023,199	51,301,323	13.10%
Plano	6,337,483	6,427,255	(1.40%)	78,699,818	80,435,484	(2.16%)
Richardson	3,148,732	3,683,332	(14.51%)	39,448,744	37,546,240	5.07%
Total	50,993,801	49,239,221	3.56%	610,061,191	604,658,632	0.89%
Collin	25,962,307	25,060,352	3.60%	300,874,907	288,000,271	4.47%
State Total	486,338,477	493,134,354	(1.38%)	5,654,481,525	5,616,560,766	0.68%



Sales Tax Breakdown:

	August-20	August-19	% Change	August-20 YTD	August-19 YTD	% Change
General & TIF Funds	1,673,435	1,586,248	5.50%	19,218,670	19,057,042	0.85%
EDC	836,717	793,124	5.50%	9,609,335	9,528,521	0.85%
CDC	836,717	793,124	5.50%	9,609,335	9,528,521	0.85%
Total	3,346,870	3,172,495	5.50%	38,437,341	38,114,084	0.85%

Budget Breakdown:

	August-20 YTD	FY2020 Budget	% of Budget	August-19 YTD	FY2019 Budget	% of Budget
General & TIF Funds	19,218,670	19,860,516	96.77%	19,057,042	20,580,208	92.60%
EDC	9,609,335	9,930,258	96.77%	9,528,521	10,290,104	92.60%
CDC	9,609,335	9,930,258	96.77%	9,528,521	10,290,104	92.60%
Total	38,437,341	39,721,032	96.77%	38,114,084	41,160,416	92.60%

Community Development Corporation Project Status Report

October			
YEAR APPROVED	PROJECT NAME	PROJECT TYPE	COMMENTS
2014	Heritage Village/Pavilion	N/A	Start-up pending execution of joint City of Allen/Allen Heritage Guild agreement operational & maintenance agreement
2015	Demand Response Paratransit Transportation	N/A	Completed one way trips dropped by 261 rides for the Sept reporting period compared to Sept 2019 however registered users are up by 43 users in the past twelve months.
2018	Trail Construction	Capital	<ul style="list-style-type: none"> o Ridgeview Trail contractor selected and contract being drafted. Construction start in November; key connections to the STEAM Center and SGTRC o Rowlett Trail awaiting final scope for review from design team. \$1.5m funds left; went over; need to let in phases o Cottonwood Trail shelved due to declined grant.
2018	Trail Marker Program	Capital	Phase 2 Trail Markers final review completed. Signs sent for printing.
2019	Allen Station Park Playground Improvements	Capital	Design underway by Huitt-Zollars. Playground and sprayground reps now engaged. Anticipate design complete fall 2020 , opening summer 2021 .
2019	Ford Park Redesign	Capital	Negotiating professional services agreement with for initial master plan with la Terra.
2019	Rolling Hills Park Expansion	Professional Services	80% complete construction drawings as of this report. Staff has reviewed plans and returned to consultant with review comments.
2019	Mobile Recreation Unit	Operations	Completed
2019	Parks, Open Space and Maintenance Master Plan	Operational	Staff reviewing implementation plan; Parks and Recreation Board briefed on plan progress October 12 .
2019	Locomotive	Capital	Contracted transportation/ltd. restoration work on locomotive and tender complete
2019	Molsen Farm Water Well	Operational	Bid package for well testing complete; anticipate bid early November
2019	Dog Park	Capital	Master plan completed; Public engagement and design to follow
2020	Fitness Equipment	Operational	Order finalized week of October 19th
2020	Outdoor Warning System	Operational	Completed and online
2020	Security Cameras	Capital	Completed original scope; using leftover funds to add views at ASRC, JFRC and possibly TCWC
2020	DRN Water Slide	Capital	RFP to be issued January 2022
2021	Molsen Farm	Capital	Construction funding identified for expenditure FY22-23 ; current available funds identified for Tree Farm road. Received draft master plan / design proposal week of October 12