CITY OF ALLEN

AGENDA
ALLEN COMMUNITY DEVELOPMENT CORPORATION
BOARD MEETING
MAY 19, 2014 - 6:00 P.M.
ALLEN CITY HALL
COUNCIL CONFERENCE ROOM
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

1) Tour of CDC Proposed Projects

   a) Molsen Farm
   b) Westside Park
   c) Old Stone Gabion Dam
   d) Allen Station Park – Turf Fields

2) Call to Order and Announce a Quorum is Present

3) Approve Minutes of the April 21, 2014, Meeting

4) Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee

5) Other Business

   a) Sales Tax Analysis

   b) Balance Sheet

   c) Discussion of Active Project Funding Status Report

   d) Discussion of Project Status Report

   e) Discussion of Project Map

   f) Items of Interest *[Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.]*

      - Community Calendar
      - Next Meeting – June 16, 2014, 7:00 p.m.
      - Allen USA – June 28, 2014, 4:00 p.m.

6) 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, May 16, 2014 at 5:00 p.m.

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Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

AGENDA
ALLEN COMMUNITY DEVELOPMENT CORPORATION
BOARD MEETING
APRIL 21, 2014 - 7:00 P.M.
ALLEN CITY HALL
COUNCIL CONFERENCE ROOM
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Board of Directors:
George Chrisman, President
Chris Schulmeister, Vice-President
Tommy Baril, Secretary (arrived at 7:03pm)
Ross Obermeyer
Libby Jones
Michael Freiberger

City Staff:
Peter H. Vargas, City Manager
Eric Ellwanger, Assistant to the City Manager
Rebecca Vice, Executive Assistant to the City Manager
Kevin Hammeke, Chief Finance Officer, Finance Department
Tim Dentler, Director, Parks and Recreation Department
Brian Bristow, Assistant Director, Parks and Recreation Department

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 7:00p.m. on Monday, April 21, 2014, at the City Council Conference Room.

2) Approve Minutes of the March 17, 2014, Meeting

Motion: Upon a motion by Board Member Schulmeister and a second by Board Member Freiberger the Board voted six (6) for and none (0) opposed to approve the minutes from the March 17, 2014, meeting. The motion carried.

DRAFT

3) Receive Staff Requests for Project Funding

Package #	***Project Title***	***Amount Requested***
1	Trail Development	$700,000
2	Watters Branch Community Park Development	$1,500,000
3	City of Allen Entry Monument	$270,000
4	Hillside Play Area Construction	$300,000
5	Bethany Lakes Park Connector Trail (ADA Accessibility)	$56,000
6	Cardio Fitness Equipment	$300,000
7	Joe Farmer Recreation Center Renovations	$74,600
8	Allen USA Celebration	$90,000
9	Special Services Equipment	$63,000
10	Park Pier Deck Replacements	$30,000
11	Allen Event Center Chiller/Brine Center	$231,000
12	Job Access/Reverse Commute (JARC)	$215,000
13	Demand Response/Paratransit Transportation	$150,000
14	Share the Road	$50,000
15	Don Rodenbaugh Pool Deck	$50,000
16	Recreation LED Message Boards	$102,000
	Totals	**$4,181,600**

4) Other Business

a) Sales Tax Analysis

b) Balance Sheet

c) Discussion of Active Project Funding Status Report

d) Discussion of Project Status Report

e) Discussion of Project Map

DRAFT

f) Items of Interest *[Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.]*

- Community Calendar
- Next Meeting – Tour of Projects – May 19, 2014, 6:00 p.m.
- Allen USA – June 29, 2014

5) Adjourn

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 adjourn the meeting at 9:07 p.m. The motion carried.

These minutes approved on the 19th day of May, 2014.

_____ _____

George Chrisman, PRESIDENT **Tommy Baril, SECRETARY**

DRAFT

2014 Board Evaluation Form

ALLEN COMMUNITY DEVELOPMENT CORPORATION	
Completed by:	Phone:
Question:	Comments:
What would be the ideal characteristics for an ACDC Member?	
How extensive is the collective experience of the ACDC members in the area of economic development?	
What knowledge or experience could be brought to the ACDC to improve it?	
How active have the members been in formulating the ACDC's economic development policies and priorities?	
Is the membership representative of Allen's citizens?	
Other Comments and Observations:	

SALES TAX ANALYSIS
CDC

Date Received	Month of Sales	CURRENT FY Budgeted Sales Tax	CURRENT FY Actual Sales Tax	CURRENT FY % Over (Under) Budget	Prior Year FY12-13 Sales Tax	FY2014 Over (Under) FY2013	Economic Dev. Agreements* Current FY13-14	Economic Dev. Agreements* Prior** FY12-13	Economic Dev. Agreements* % Change
Dec-13	Oct-13	$ 630,766	$ 620,943	-1.56%	$ 614,879	0.99%	$ 206,434	$ 216,807	-4.78%
Jan-14	Nov-13	645,463	751,930	16.49%	614,518	22.36%	257,174	217,627	18.17%
Feb-14	Dec-13	981,034	943,747	-3.80%	911,414	3.55%	373,295	377,008	-0.98%
Mar-14	Jan-14	575,621	573,487	-0.37%	576,067	-0.45%	176,861	190,412	-7.12%
Apr-14	Feb-14	525,389	818,463	55.78%	498,619	64.15%	193,059	187,284	3.08%
May-14	Mar-14	839,798	846,896	0.85%	772,756	9.59%	-	260,198	
Jun-14	Apr-14	635,636	-		573,039		-	196,870	
Jul-14	May-14	657,634	-		627,905		-	224,320	
Aug-14	Jun-14	845,753	-		807,736		-	258,226	
Sep-14	Jul-14	663,744	-		628,909		-	206,130	
Oct-14	Aug-14	674,834	-		650,562		-	209,763	
Nov-14	Sep-14	803,875	-		716,632		-	226,251	
	Total	$ 8,479,547	$ 4,555,466	8.51%	$ 7,993,036	14.22%	$ 1,206,824	$ 2,770,896	1.49%

* Economic Dev. Agreements include the half cent sales tax generated from
the Premium Outlet Mall, The Village at Allen, Watters Creek and The Central Business District

**Includes the Premium Outlet Mall, Watters Creek and the Central Business District with The Village at Allen

City of Allen
Community Development Corporation
Balance Sheet
as of
April 30, 2014
Unaudited

ASSETS

Debt Service Reserve (1)		$ 855,625
Interest & Sinking Reserve (2)		1,037,157
Cash and Investments		5,562,082
Receivables		14,074
Amount to be Provided for Long Term Debt (3)		33,690,000
	Total Assets	**$ 41,158,937**

LIABILITIES

Accounts Payable		$ 44,975
Retainage Payable		60,712
2006 Revenue Bonds Payable		3,690,000
2008 Revenue Bonds Payable		30,000,000
	Total Liabilities	**$ 33,795,687**

FUND EQUITY

Fund Balance		$ 7,363,250
	Total Fund Equity	**$ 7,363,250**
	TOTAL LIABILITIES & FUND EQUITY	**$ 41,158,937**

Income Statement
April 30, 2014

Beginning Fund Balance at 10-01-13		$ 6,925,896
Revenues (4)	$ 3,729,484	
Expenditures	3,292,130	
Net Change in Fund Balance		437,353
ENDING FUND BALANCE		**$ 7,363,250**

Notes:

(1) Debt Service Reserve: Bond ordinance requires a reserve equal to the maximum annual debt service. A portion of the reserve is funded with a guaranty insurance policy while the remainder is funded with cash that is restricted for that purpose.

(2) Interest and Sinking Reserve: Bond ordinance requires monthly accumulation for current year principal and interest payments due March 1 and September 1.

(3) Amount to be Provided represents future sales tax receivable needed for outstanding 2006 and 2008 bonds payable shown as liabilities.

(4) Sales Tax Revenue is received from the State Comptroller two months after the month of collection by businesses.

COMMUNITY DEVELOPMENT CORPORATION

ACTIVE APPROVED PROJECTS

Prepared by Finance Department

Funding Status Report

Date: 5/12/2014

Project Number	Project Description	Funding Sources	Completion Date	Current Funding	Total Encumbrance & Expenditures	Percent Encumbered & Expended
CD1401	ALLEN HERITAGE VILLAGE	CDC	12/31/2015	$1,200,000	$0	0.00%
PR0204	TREE FARM	CDC, NON-BONDS	6/30/2014	$48,000	$20,401	42.50%
PR0804	MOLSEN FARM DESIGN PH I	CDC & COLLIN COUNTY	12/31/2014	$150,000	$149,900	99.93%
PR1206	COTTONWOOD CREEK TRL/HPP	CDC, COUNTY GRANT	12/31/2014	$455,544	$146,225	32.10%
PR1306	EVENT CENTER PHASE III	CDC, NON-BONDS	6/30/2014	$145,000	$141,480	97.57%
PR1308	ASP ARTIFICIAL TURF	CDC	6/30/2014	$1,465,000	$1,356,905	92.62%
PR1310	ALLEN STATION PARK IMPROV	CDC	9/30/2014	$145,110	$106,066	73.09%
PR1312	ADVERTISING MONITORS	CDC	12/31/2014	$10,000	$9,720	97.20%
PR1313	SECURITY CAMERAS PHASE II	CDC	12/31/2014	$250,000	$0	0.00%
PR1403	JFRC OFFICE CONSTRUCTION	CDC	12/31/2014	$68,000	$39,673	58.34%
PR1404	TRAIL CONSTRUCTION FY2014	CDC	12/31/2014	$769,168	$0	0.00%
PR1405	E ROWLETT CRK TRL CONNECT	CDC,NON-BONDS	9/30/2014	$35,000	$30,920	88.34%
PR1406	AEC DASHER BOARDS & STORA	CDC	12/31/2014	$217,000	$91,150	42.00%
PR1407	EDGE ASP RESTROOM PARTITI	CDC	12/31/2014	$8,000	$0	0.00%
PR1408	HILLSIDE POCKET PK DESIGN	CDC	12/31/2014	$50,000	$29,125	58.25%
PR1409	CELEBRATION PK SPRAYGROUN	CDC	12/31/2014	$122,650	$60,191	49.08%
PR1410	DRN RENOVATION POOL& PUMP	CDC	12/31/2014	$42,900	$3,798	8.85%
PR1411	TRAIL MAINTENANCE 2014	CDC	12/31/2014	$60,000	$19,418	32.36%
PR1412	FORD POOL CONCEPT& DESIGN	CDC	12/31/2014	$15,000	$12,000	80.00%
PR1414	TCWC SIGNAGE @ US 75	CDC	12/31/2014	$45,061	$0	0.00%
PR1415	SENIOR RC SOUND SYSTEM	CDC	12/31/2014	$15,000	$0	0.00%
ST1402	SHARROWS BIKE ROUTE	CDC	9/30/2015	$50,000	$50,000	100.00%
				$5,366,433	$2,266,971	

Community Development Corporation

Project Status Report

2001	Tree Farm	PR0204	Ongoing	No bids received April 28th;
2008	Molsen Farm Design	PR0804	TBD	Conceptual design services complete; trailhead project next
2008	Rail/Dam Archaeological Survey/Interpretive	PR0806		Accounts combined with PR1206 (Cottonwood Creek Trail)
2012	Cottonwood Creek Trail/Dam Historic Preservation Plan	PR1206		80% plans in review by DART
2012	Allen USA Celebration			Completed; successful event with 85,000+/- attending
2012	Trail Development and Repair	PR1304	Ongoing misc. projects	Mustang Dr. ADA ramp/Trail replacement Benton Dr. Apts./Low water crossing Aylesbury Dr./Watters Crossing Park trail
2012	Allen Station Park Spectator Upgrade	PR1310	Summer 2014	Completed at Softball Complex; baseball will be post-season
2012	Allen Station Park Foul Poles	PR1310		Complete
2012	Allen Station Park Artificial Turf	PR1308		Complete
2012	Advertising Monitors	PR1312	TBD	No change.
2012	Security Camera System Phase II	PR1313	TBD	On hold pending IT study of connectivity at Celebratoin Park
2012	Ford/Jupiter Park Bleachers	PR1311	Fall 2014	95% complete; 3 bleachers at Ford Park install Fall 2014
2013	JFRC Office Construction, Partition and Blinds	PR1403		Complete
2013	DRN Renovations	PR1410		Mechanical repairs complete; Interior renovation bids due 5/22
2013	AEC Dasher Boards	PR1406	Summer 2014	Vendor insurance requirements under review by Risk Mgmt.
2013	Allen USA Celebration	N/A		Planning and organizing in final stretch; June 28
2013	kidMania Upgrades	PR1409		Completed and facililty reopened to public May 1
2013	Allen Station Park (Field 5, equipment, bleachers)		TBD	On hold
2013	Old Stone Dam Gabion Repair		Fall 2014	5 bids rec'vd.; $322,100 LQB; reference checks underway
2013	The Edge Restroom Partition Replacement	PR1407		Completed
2013	Windridge Neighborhood Park			Concept design underway by Park Planner
2013	Allen Station Park Field 4 Reconstruction			On hold.
2013	The Orchards Neighborhood Park			On hold
2013	Ford Pool Concept and Design	PR1412	TBD	Brandstetter-Carroll under contract
2013	Hillside Play Area and Design	PR1408		Concept design complete; preparing for neighborhood meeting
2013	Community Ice Rink Acoustic Baffles		Summer 2014	Quote received from Industrial Noise Control
2013	Recreation LED Signs			In progress.
2013	Senior Recreation Center Sound System	PR1415	TBD	System needs list prepared; meeting with vendor pending

CDC PROGRESS

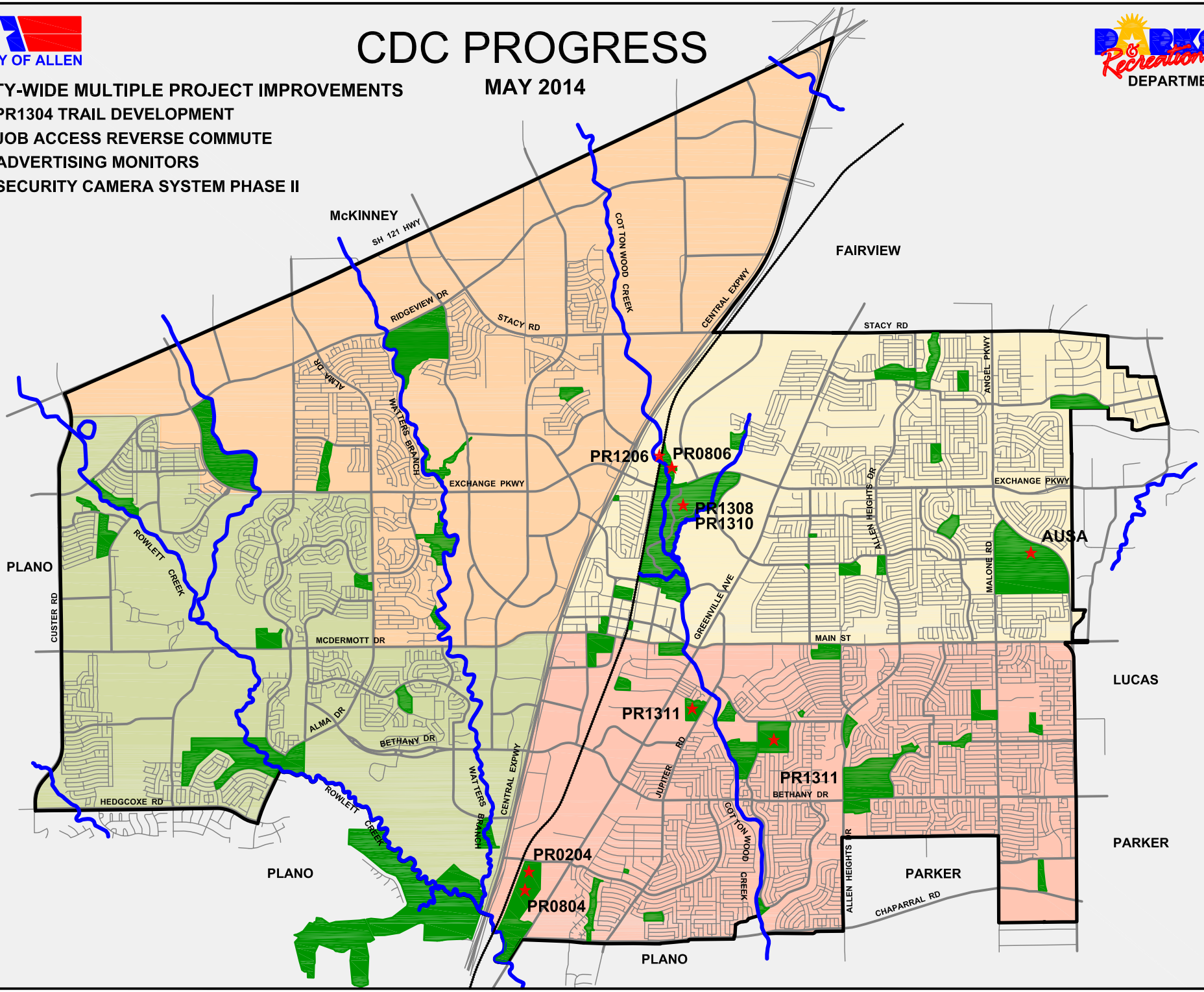
MAY 2014

CITY OF ALLEN

PARKS & Recreation DEPARTMENT

CITY-WIDE MULTIPLE PROJECT IMPROVEMENTS

- ★ PR1304 TRAIL DEVELOPMENT
- ★ JOB ACCESS REVERSE COMMUTE
- ★ ADVERTISING MONITORS
- ★ SECURITY CAMERA SYSTEM PHASE II



May 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
18	19 Community Development Corporation	20 Show More Strictly Baz Luhrmann Movie Series Canvass of the Election Public Art Committee	21	22	23	24
25 Library Closed	26 Library Closed Summer Sounds Concert Series | Allen Philharmonic Orchestra and Symphony Chorus	27 Strictly Baz Luhrmann Movie Series City Council Workshop City Council Regular	28	29 Mothers and Fathers Luau	30	31 All Girls' & Women's Try Hockey Clinic The Edge ISA Pro/AM National Scooter Qualifier Presented by In-Ward Scooters

June 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
01	02 Summer Sounds Concert Series | Identity Theft Band	03 Literary Elements Movie Series Planning and Zoning Commission Tiny Tots Gym	04 Economic Development Corporation Champions Challenge	05 Show More Green Fire Guitar Beginner for Teens Summer Swing Dancing	06	07
08	09 Show More Allen Fishing Camp Summer Outdoor Camps Edustars Science Camps: Growing Up Wild	10 Show More Literary Elements Movie Series City Council Workshop City Council Regular	11 Edustars Science Camps: Growing Up Wild	12 WWII's Battle of the Bulge Edustars Science Camps: Growing Up Wild Family Night at The Edge Skate Park	13 Family Night at Ford Pool SNAP Dance (Luau)	14 Art Extravaganza
15 Art Extravaganza	16 Show More Community Development Corporation Jr. Americans Hockey Camp Edustars Science - Goo, Glow, Color and Fizz	17 Show More Literary Elements Movie Series Public Art Committee Keep Allen Beautiful Board	18	19	20 Jolie Holiday Hits the Allen Stage World's Largest Swimming Lessons Midnight Madness Basketball	21