



AGENDA
ALLEN COMMUNITY DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MAY 20, 2019 - 6:00 P.M.
THE COURSES AT WATTERS CREEK
PAVILION
7201 CHASE OAKS BOULEVARD
PLANO, TEXAS 75025

1. Tour of CDC Proposed Projects
 - a) Heritage Park
 - b) Bethany Lakes Park
 - c) Ford Park East and West
 - d) Reed Park West Shade Structure
 - e) Don Rodenbaugh Natatorium
 - f) Allen Station Park Playground
 - g) Rolling Hills Park
2. Call to Order and Announce that a Quorum is Present
3. Approve Minutes of the April 15, 2019, Meeting
4. Presentation of the Community Development Corporation Annual Report to City Council
 - President Chrisman
5. Discuss Board Evaluation Form to Provide Feedback to the Council Nominating Committee
6. Other Business
 - a) Sales Tax Analysis
 - b) Discuss Project Status Report
 - c) Discuss Project Map
 - d) Items of Interest *[Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.]*
 - Update on Exchange Parkway Recreation Center
 - Community Calendar
 - Next Meeting – June 17, 2019, 7:00 p.m.
 - Allen USA – June 29, 2019, 4:00 p.m.
7. Adjourn

Community Development Corporation

May 20, 2019

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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 17, 2019, at 5:00 p.m.

Shelley B. George, City Secretary

The Courses at Watters Creek Pavilion is wheelchair accessible. Access to the building and special parking are available at main entrance facing Chase Oaks Drive (south side of the building). 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.

**ALLEN COMMUNITY DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MINUTES
APRIL 15, 2019**

Board of Directors:

Kristina Holcomb
George Chrisman
Antionette Vincent
Ron Alexander
Stacy Gonzales
Tommy Baril
Robin Sedlacek

City Staff:

Peter H. Vargas, Interim City Manager
Eric Cannon, Chief Financial Officer
Tim Dentler, Director, Parks and Recreation Department
Brian Bristow, Assistant Director, Parks and Recreation Department
Shelli Siemer, Assistant City Manager
Eric Ellwanger, Assistant City Manager
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 7:00 p.m. on Monday, April 15, 2019, in the City Council Conference Room of the Allen City Hall, 305 Century Parkway, Allen, Texas.

2) Approve Minutes of the March 18, 2019, 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 March 18, 2019, meeting. The motion carried.

3) Receive Staff Requests for Project Funding

Tim Dentler, Director of Parks and Recreation, led a presentation of Staff Proposed Projects for FY2019-2020 for Board consideration.

4) Other Business

- a. Sales Tax Analysis
- b. Quarterly Financials
- c. Discussion of Project Status Report

- d. Discussion of Project Map
 - e. Items of Interest [*Board announcements regarding local civic and charitable events, meetings, fundraisers, and awards.*]
- Community Calendar
 - Next Meeting - Tour of Projects – May 20, 2019, at 6:00 p.m. – The Courses at Watters Creek

5) Adjourn

Motion: Upon a motion by Board Member Baril and a second by Board Member Alexander the Board voted seven (7) for and zero (0) opposed to adjourn the meeting at 8:59 p.m. The motion carried.

These minutes approved on the 20th day of May 2019.

George Chrisman, PRESIDENT

Stacy Gonzales, SECRETARY

2019 Board Evaluation Form

COMMUNITY DEVELOPMENT CORPORATION	
Completed by:	Phone:
Question:	Comments:
What would be the ideal characteristics for a CDC Member?	
How extensive is the collective experience of the CDC members in community development?	
What knowledge or experience could be brought to the CDC to improve it?	
How active have the members been in discussing and helping to decide the CDC's projects?	
Is the membership representative of Allen's citizens?	
Other Comments and Observations:	

SALES TAX ANALYSIS
CDC

Date Received	Month of Sales	CURRENT FY			Prior Year FY17-18 Sales Tax	FY2019 Over (Under) FY2018
		Budgeted Sales Tax	Actual Sales Tax	% Over (Under) Budget		
Dec-18	Oct-18	\$ 714,190	\$ 753,438	5.50%	\$ 652,420	15.48%
Jan-19	Nov-18	804,914	846,261	5.14%	692,453	22.21%
Feb-19	Dec-18	1,110,722	1,189,785	7.12%	1,089,047	9.25%
Mar-19	Jan-19	672,459	763,648	13.56%	726,596	5.10%
Apr-19	Feb-19	685,923	695,118	1.34%	704,773	-1.37%
May-19	Mar-19	887,205	950,066	7.09%	983,612	-3.41%
Jun-19	Apr-19	770,013	-		779,781	
Jul-19	May-19	772,027	-		862,119	
Aug-19	Jun-19	932,077	-		1,055,191	
Sep-19	Jul-19	796,588	-		823,941	
Oct-19	Aug-19	793,157	-		822,530	
Nov-19	Sep-19	971,146	-		917,540	
	Total	\$ 9,910,424	\$ 5,198,316	6.62%	\$ 10,110,003	7.21%

Source: State of Texas Comptroller <https://mycpa.cpa.state.tx.us/allocation/AllocHist>

City of Allen, EDC and CDC May 2019 - Revenue Report

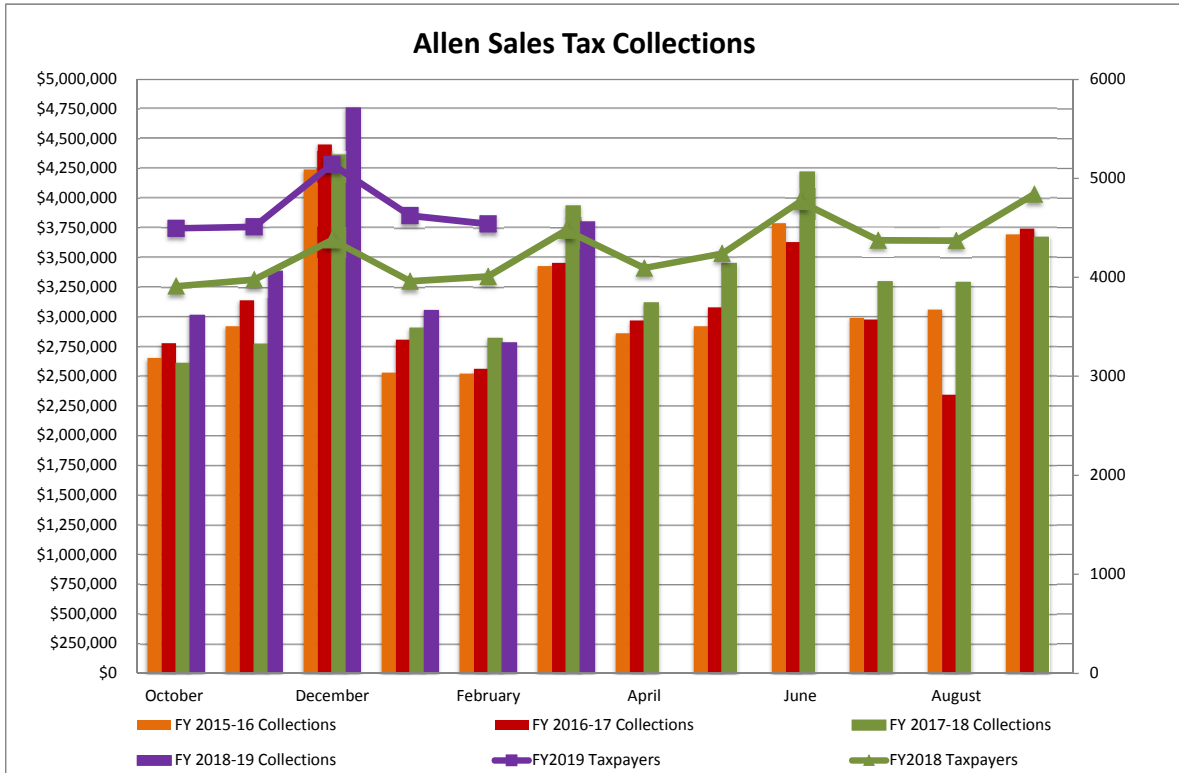
Sales Tax:

Below is the monthly summary of sales tax receipts for the May 2019 reporting period, which reflects sales that took place in the month of March 2019. May 2019 receipts were \$3,800,263, which represents a decrease of 3.41% from May 2018 receipts of \$3,934,449. Collections year-to-date equal \$20,793,262 or 7.21% more than the same period last year. At 2.60%, McKinney had the highest increase for the current month as compared to the prior year, while Richardson had the weakest showing at -6.89%. Receipts for Collin County were down by 0.87% over this time last year and the State of Texas' collections were 0.48% higher.

Sales Tax Comparison

City				Mar-19	Mar-18	% Change
	Mar-19	Mar-18	% Change	Year-to-Date	Year-to-Date	
Allen	3,800,263	3,934,449	-3.41%	20,793,262	19,395,603	7.21%
Dallas	29,591,774	30,573,008	-3.21%	158,966,413	153,092,812	3.84%
Fairview	314,985	308,588	2.07%	1,761,105	1,551,014	13.55%
Frisco	8,137,697	8,118,437	0.24%	44,065,898	43,268,328	1.84%
Garland	2,763,258	2,820,804	-2.04%	14,299,634	14,043,304	1.83%
McKinney	5,147,563	5,016,937	2.60%	27,626,173	26,245,606	5.26%
Plano	8,026,025	8,396,951	-4.42%	45,106,360	45,079,418	0.06%
Richardson	3,543,309	3,805,510	-6.89%	19,798,821	18,497,795	7.03%
Total	61,324,874	62,974,683	-2.62%	332,417,667	321,173,880	3.50%
County Total	28,841,637	29,094,937	-0.87%	157,354,266	151,831,813	3.64%
State Total	560,596,634	557,897,857	0.48%	3,047,610,545	2,901,959,246	5.02%

Allen Sales Tax Collections



Sales Tax Breakdown:

				Mar-19	Mar-18	% Change
	Mar-19	Mar-18	% Change	Year-to-Date	Year-to-Date	
General and TIF Funds	1,900,132	1,967,224	-3.41%	10,396,631	9,697,802	7.21%
EDC	950,066	983,612	-3.41%	5,198,316	4,848,901	7.21%
CDC	950,066	983,612	-3.41%	5,198,316	4,848,901	7.21%
Total	3,800,263	3,934,449	-3.41%	20,793,262	19,395,603	7.21%

Community Development Corporation Project Status Report

YEAR APPROVED	PROJECT NAME	PROJECT NUMBER	PROJECT TYPE	COMMENTS
2014/2017	Recreation LED Signage/AEC Daktronics Digital Marquee	PR1422	Operations	The contractor reviewed final placement of both signs on May 17 ; both signs are currently in production. Permits were issued 2-3 months ago. Delivery and installation will take place in mid-late June ; anticipate signs to be up and running in early July .
2018	Trail Construction	PR1702	Capital	Recent addition of 1/2 mile trail segment at Montgomery Ridge (developer-built); still waiting on NTMWD to leave the Montgomery area mid-to-late Summer 2019 so that CDC-funded trail along Rowlett Creek can be built.
2018	Trail Marker Program	PR1801	Capital	All "old" Generation 1.0 signs removed and replaced with Generation 2.0 sign placards; Phase 2 steel sign mounts to be installed for 20-25 new sign placard in near future.
2018	Trail Master Plan	PR1802	Professional Services	Awaiting Final Draft that accounts for stff review from consultant.
2015	Demand Response Paratransit Transportation	N/A	N/A	Stats through April indicate small, but steady increases in registered Allen rides as well as on-way trips.
2018	3rd Party Consultant	TBD	Operations	Consultant under contract for FY19. Staff styding possibility of soliciting new proposals in late August, early September .
2018	The Courses at Watters Creek - Bridge Assessment	PR1905	Professional Services	Contract for erosion protection construction for \$218,000 with Southwest Erosion approved by City Council on May 14; anticipate construction to commence on or about June 1 .
-----	Heritage Village Pavilion	TBD	N/A	On indefinite hold; funds moved to CDC restricted fund balance.
2019	Allen Station Park Playground Improvements	TBD	Capital	Budgeted \$550k in FY19 and \$330k in FY20; Staff preparing RFQ for design to issue May/June ; staff developing "train/locomotive theme" for the park feature.
2019	Ford Park Redesign	TBD	Capital	Staff preparing RFQ for design; anticipate park programming information in Summer 2019 .
2019	Rolling Hills Park Expansion	PR1703	Professional Services	Anticipate public meeting in Summer 2019 .
2019	Mobile Recreation Unit	N/A	Operations	Van ordered, to deliver in June ; trailer is procured and staff anticipates having unit converted, programed and operating mid-Summer 2019
2019	Heritage Park Redesign	PR1903	Capital	Plans are 90% complete.
2019	Reed Park Playground Shade Structure	N/A	Operations	Installed.
2019	Various Parking Lot Refurbishment and New Pavement	TBD	Operations	Plans are 75% complete.
2019	Twin Creeks Civic Space Enhancements		Capital	Plan are 99% complete; Pond work scheduled for June barring inclement weather. Park Improvements anticipated to bid June .

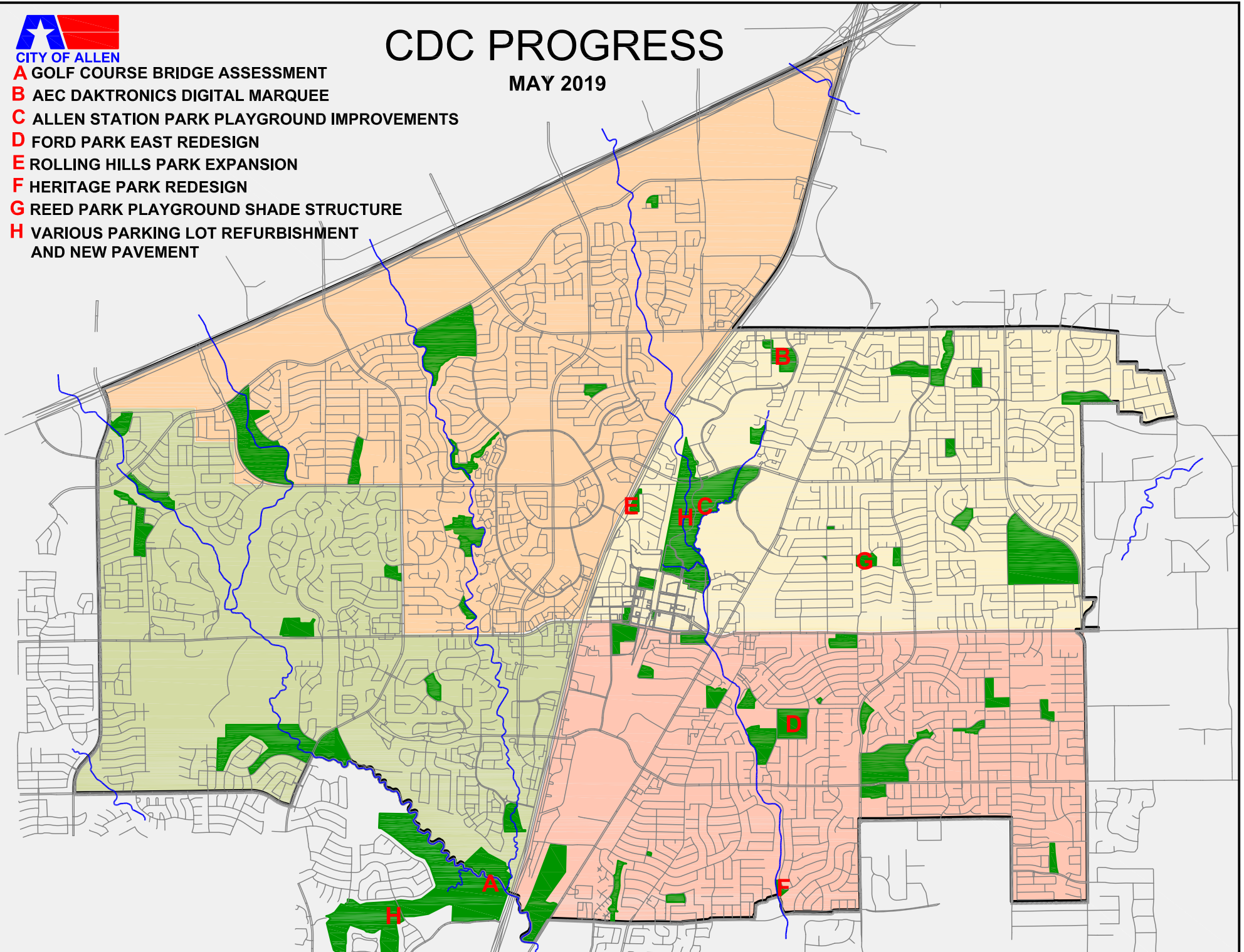


CITY OF ALLEN

- A** GOLF COURSE BRIDGE ASSESSMENT
- B** AEC DAKTRONICS DIGITAL MARQUEE
- C** ALLEN STATION PARK PLAYGROUND IMPROVEMENTS
- D** FORD PARK EAST REDESIGN
- E** ROLLING HILLS PARK EXPANSION
- F** HERITAGE PARK REDESIGN
- G** REED PARK PLAYGROUND SHADE STRUCTURE
- H** VARIOUS PARKING LOT REFURBISHMENT AND NEW PAVEMENT

CDC PROGRESS

MAY 2019



MAY

19 Family Night: Campout & Movie Change the World Weekend	20 Community Development Corporation	21 Public Art Committee Keep Allen Beautiful Board Planning and Zoning Commission	22 Paper Bag "Junk" Journals	23 City Council Joint Workshop with Planning and Zoning Commission Games and Grub	24 Summer Reading Club Begins Memorial Weekend Golf Tournament Donuts & Details	25 Allen Heritage Center Open to Public
26 Library Closed for Memorial Day	27 Library Closed for Memorial Day	28 City Council Workshop City Council Regular	29 The Arts @ APL: Silly Strings The Arts @ APL: Silly Strings CANCELED - Middle School Dance - "This Magic Moment"	30	31 "Just for the Health of It" Health and Wellness Fair	01

JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	01 Story Time at the Park Texas Scooter Showdown
02	03 Show More Sci-Fi Fun JFRC Open House Summer Sounds Concert Series: D City Rock	04 Show More Planning and Zoning Commission A Wrinkle in Time (PG) - 2018 Harry Potter Yoga	05 REPCO Wildlife Encounters REPCO Wildlife Encounters	06 Free Me to You: A Letter Writing Meet-Up The Arts @ APL: Sew an UglyDoll	07 Dot Painting Art Extravaganza Summer Kickoff Bash	08 Summer Reading Club Party Art Extravaganza Allen Heritage Center Open to Public
09 Art Extravaganza	10 Chalk on the Wild Side Family Fun Dodgeball Summer Sounds Concert Series: Memphis Soul	11 Show More City Council Workshop City Council Regular Incredibles 2 (PG) - 2018	12 Twisted Threads - A Fiber Craft Circle STEAM Party	13 Puzzle Tournament The Arts @ APL: Painting Bowls with Walls of Clay Anime Evening	14 Show More Stuffed Animal Sleepover Drop Off Beach Crafts Singapore Slingers	15 Show More Stuffed Animal Sleepover Story Time & Pick Up Swing Sisters Dallas Yoga Fest
16	17 Show More Community Development Corporation Who Done It? Forensic Science Step Up To Health	18 Show More Public Art Committee Keep Allen Beautiful Board Planning and Zoning Commission	19 Show More Economic Development Corporation Constellation Cross Stitch Ladies Night Out	20	21 Fun with Numbers New Horizons Band	22 Backyard Honeybees and Beekeeping Basics Allen Heritage Center Open to Public
23	24 Show More Bloxxels Bubble Soccer Summer Sounds Concert Series: Party Machine	25 Show More City Council Workshop City Council Regular Mary Poppins Returns (PG) - 2018	26 Stunt Juggler Matt Tardy Stunt Juggler Matt Tardy	27 Trivia Night @ Nine Band Brewing Co. Bee-Bot Art Texas Courthouses	28 Teen Anime Con	29 America's First Female Astronaut Wally Funk 2019 Market Street Allen USA Celebration
30	01	02	03	04	05	06