

THE STATE OF TEXAS

COMMISSIONERS COURT
WORKSHOP

COUNTY OF COLLIN

SEPTEMBER 16, 2008

On Tuesday, September 16, 2008, the Commissioners Court of Collin County, Texas, met at 1:36 p.m. in an informal work session with the following members present, and participating to wit:

Keith Self
Phyllis Cole
Jerry Hoagland
Joe Jaynes
Kathy Ward

County Judge, Presiding
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

COMMISSIONERS COURT WORKSHOP

Item No. 1 Judge Self convened the Workshop Session to order at 1:36 p.m. and adjourned at 3:17 p.m.

Item No. 2 Public Comments. Judge Self stated Item No. 7 would be held for a future agenda item. There were three public comment cards for Item No. 6. (Time: 1:37:43 p.m.)

GENERAL DISCUSSION

Item No. 3 AI-28750 Courthouse Phase 2 addition schematic design by PGAL, Construction & Projects. Bill Burke, Building Projects Manager, stated David Andrews, PGAL, would be making today's presentation. Mr. Andrews came forward with a Power Point presentation updating the Court on the addition to the Bloomdale Courthouse project. Mr. Andrews stated the project budget was \$40,000,000; estimated schematic design was \$37,000,000. An updated estimate would be submitted within the next month. The project is on schedule. Occupancy is scheduled for July 2011. The administration building is projected to be completely occupied by the end of 2010. Discussion continued between all parties. (Time: 2:27:27 p.m.)

Item No. 4 AI-28899 Justice Center Site Plan, Construction & Projects. David Andrews, PGAL, again addressed the Court with an update on the Justice Center. Mr. Andrews presented a site plan to the Court through a Power Point presentation highlighting future development of the 298 acre property, as well as eleven acres on the other side of Bloomdale Road. Bill Burke, Building Projects Manager, stated there would be twelve clusters with 288 residents per cluster. Discussion continued between all parties. (Time: 2:43:45 p.m.)

Item No. 5 AI-28845 Establish a Reinvestment Zone for Tax Increment Financing pursuant to the Tax Increment Financing Act, Tex. Tax Code Ann. Ch. 311 for the proposed Prosper Mixed Use Project, Town of Prosper. Mike Land, Prosper Town Manager, came forward and introduced Charles Niswanger, Mayor; Ray Smith, Mayor Pro-Tem; and Meigs Miller, Council member, who were present representing the City of Prosper. Representatives from Blue Star were Stephen Jones and Joe Hickman. Also present were Dan Tolleson, Prosper Economic Development Director; Pete Smith, Esquire; Jason Hughes, First Southwest. A Power Point was presented and Mr. Land gave an overview of the City of Prosper, including population and community size today and projected forward. Mr. Land updated the Court on new developments planned for Prosper. Today's discussion focused on the Gates of Prosper, which is being developed by Blue Star, with Prosper requesting the County's partnership in this development for the benefit of the community. A projected timeline was explained and Mr. Land stated the Gate of Prosper could net Collin County upwards of \$10,000,000 in taxes. Mr. Land asked Mayor Niswanger to address the Court.

Mayor Niswanger supported the project, stating it would benefit Collin County, the City of Frisco and surrounding cities, as well as benefit the City of Prosper. Mayor Niswanger stated the City of Prosper would appreciate any assistance from Collin County.

Ray Smith, Mayor Pro-Tem, City Council Member Place 6, next addressed the Court. Mr. Smith also urged the Court to support this project, and requested that if they think "big and huge", there will be a big benefit.

Stephen Jones, Blue Star, stated his family was proud to be landowners in Collin County. Other than Cowboys' Stadium, this is one of the largest investments the Jones' family has. Gates of Prosper will create a tremendous quality of life for the residents of Collin County, and Mr. Jones concluded by stating the Court had his family's commitment to excellence.

Judge Self stressed the importance of Preston Road and transportation in the area. Discussion followed regarding the TIF and TIRZ, with Judge Self suggesting Collin County take \$8,000,000 out of RTR money, rather than tax money, and move that into transportation. Mr. Land replied he would be happy to look into that. Discussion continued between the Court, Mr. Land and Mr. Jones focusing on County participation rate comparisons: 80% participation versus 50% participation.

David Mednich, First Southwest, stated TIF's give developers incentive to perform. Judge Self thanked the City of Prosper and Blue Star for their presentation. (Time: 2:16:45 p.m.)

Item No. 6 AI-28675 Disposition of the North Texas History Center, Commissioners Court. Victoria Day, Chair, North Texas History Center 2008 Board of Directors, stated the History Center is in the process of organizing a Citizens Committee to explore the possibility of buying their building. Ms. Day requested that the committee be given the right of first refusal. Sarah Macias, Austin, Texas, came forward as a landowner with a long family history in Collin County, and spoke in support of the history museum. Ms. Macias stated "Collin County needs decision makers to tell her story". Nancy Warder, Grand Prairie, Texas, agreed with Ms. Macias. A brief discussion of fundraisers followed. (2:52:19 p.m.)

Item No. 7 AI-28676 Disposition of Myers Park, Commissioners Court.

Item No. 8 Possible future agenda items by Commissioners Court without discussion. Commissioner Jaynes requested the Court hear a presentation on TCDRS, retirement, and GASB 45 at a future date. (Time: 2:53:06 p.m.)

EXECUTIVE SESSION

Judge Self recessed the Workshop into Executive Session in accordance with Chapter 551 of the Government Code at 2:53 p.m., and returned to recess Workshop at 3:17 p.m.

Personnel (551.074)

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

Board/Committee Appointments

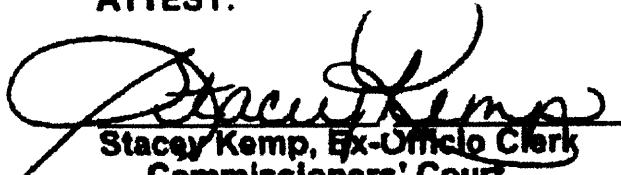
Legal (551.071)


Real Estate (551.072)

AI-28971 Collin County Bloomdale and Community Complex, Administrative Services.



ATTEST:


Stacey Kemp, Ex-Officio Clerk
Commissioners' Court
Collin County, T E X A S



Keith Self, County Judge



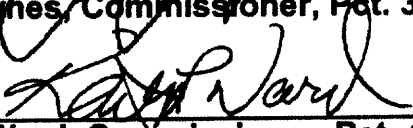
Phyllis Cole, Commissioner, Pct. 1



Jerry Hoagland, Commissioner, Pct. 2



Joe Jaynes, Commissioner, Pct. 3



Kathy Ward, Commissioner, Pct. 4