

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**JULY 22, 2021**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, July 22, 2021 at 8:00 a.m.

Board Members Present: Chairman Jackie Brewer, Vice Chairman Rick Glew, Treasurer Angela Richardson-Woods, and Board members Kathryn McGill, David Kelly, John Mott and Deborah Bradford.

Absent: Secretary Mary Barnes-Tilley.

Council Members Present: Councilman Frederick Frazier and Councilwoman Dr. Gere Feltus.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Assistant Director of Parks and Recreation Ryan Mullins, Main Street/MPAC Director Amy Rosenthal, Visit McKinney Executive Director Dee-dee Guerra, Visit McKinney Sales Manager Rachel Tamez and MCDC Administrative and Marketing Coordinator Linda Jones.

Chairman Brewer called the meeting to order at 8:02 a.m. She announced that today is National Hammock Day. Ms. Brewer shared that the word for today is optimism and encouraged everyone to focus on being optimistic which leads to achievement. Board member Bradford led the invocation, which was followed by the Pledge of Allegiance.

Chairman Brewer called for public comments on agenda items not related to public hearings, and there were none.

Chairman Brewer called for a motion on the consent items. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Mott, to approve the following consent items:

**21-0610** Minutes of the McKinney Community Development Corporation Meeting of June 24, 2021.

MCDC MINUTES

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- 21-0611** Minutes of the McKinney Community Development Corporation Finance Subcommittee of June 16, 2021.
- 21-0612** Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee of June 16, 2021.
- 21-0613** Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 7, 2021.
- 21-0614** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of July 7, 2021.
- 21-0615** Chairman Brewer called for the Financial Report. Financial Compliance Manager Chance Miller shared that revenue for the month of June was \$1.5 million and expenses totaled \$630,000, about half of which funded parks projects. Sales tax reported for June is for April sales and showed a 15% increase over 2020. During the same time period, Frisco saw a 48% increase, Allen saw a 57% increase and Plano saw a 37% increase. McKinney year-to-date sales tax increase is about 11.9%, compared to Frisco at 12.8%, Allen at 13% and Plano at 1.6%. He added that McKinney had a larger increase last month, so the difference in sales tax this month for sister cities could reflect what McKinney saw last month. Mr. Miller added that retail trade in McKinney is the main driver for increase in sales tax. Chairman Brewer asked for questions on the Checks Issued report, and there were none.
- 21-0616** Chairman Brewer called for Board and Liaison Reports.  
Board Chair. Chairman Brewer shared that she attended the grand re-opening of the Senior Recreation Center, and there was a great turnout. Treasurer Richardson-Woods added that she had attended the Old Settler's Recreation Center re-opening, and attendance was great there

too. Board member McGill shared that Downtown improvement projects will be complete soon, and events are back on the calendar. She shared that the Main Street Board appreciates the data MCDC provides through Retail Coach reports.

City of McKinney. City Manager Paul Grimes shared that staff would present the FY 2021-2022 proposed budget to City Council on August 13. Staff is in final stages of budget preparation, awaiting property values from Collin County Appraisal District. Approximately \$27 million in supplemental budget requests was submitted, but only about \$7 million will be recommended for approval. The budget will be on the agenda for Council consideration and approval on September 7. Mr. Grimes stated that the Development Code changes are in progress and are based on the new Comprehensive Plan which was adopted about three years ago. Staff are working with an outside consultant, Clarion, to prepare recommended changes. Next week will be the first of four joint meetings with City Council and the Planning and Zoning Commission to review and consider the key code issues. The goal is to present the Development Code to Council for adoption at the end of the current calendar year. At the last meeting, City Council members discussed the creation of Public Improvement Districts (PIDs) in McKinney. Vice Chairman Glew asked for clarification about PIDs. Mr. Grimes explained that PIDs are set forth by State statute and allow for the acceleration of public improvement for an area where a tax base does not yet exist by accessing a special fee on homeowners in a specific district in addition to normal property taxes. Mr. Grimes added that PIDs are somewhat common in North Texas, but McKinney has not established any at this point. City Council will continue discussing the need and benefits from establishing PIDs.

McKinney Economic Development Corporation. Chairman Brewer directed Board members to the report attached to the agenda.

Visit McKinney. Director Dee-dee Guerra announced that the Fairfield Inn at Hardin and 380 has hired a General Manager. The hotel will open July 25 and will add 105 rooms. She added that the Best Western had been closed due to storm damage but has reopened. The first cycle for Visit McKinney's Promotional and Advertising grants is now open, and there is a total of \$15,000 to award. Applications are due October 4, and Board will vote November 23. Ms. Guerra reminded the Board that their new website has launched, and they continue to make improvements. She introduced new Visit McKinney Sales Manager, Rachel Tamez.

McKinney Main Street/MPAC. Director Amy Rosenthal shared that the Fourth of July parade was a huge success, and she thanked Vice Chairman Glew for participating. She noted that sales tax in the Downtown area continues to recover, and April sales tax showed a 76% increase over 2020 and 13% higher than 2019. This Saturday is the LIVE 80's tribute band and a costume contest with \$100 Downtown Dollars as the prize. Classics on the Square is Saturday, July 31. She reminded the Board that SBG's Sips of Summer Stroll is August 7. Vice Chairman Glew commented that the July 3 and 4 celebrations were outstanding and thanked staff from both Main Street and Parks Departments.

McKinney Parks and Recreation. Chairman Brewer noted that Michael Kowski will add update comments to his Public Hearing presentation later in this meeting.

TUPPS Brewery Destination Subcommittee. Vice Chairman Glew shared that the subcommittee had one meeting since the July Board meeting. Discussions centered around site modifications and budget. Members of the TUPPS subcommittee and staff met with TUPPS staff and community leaders to help plan a neighborhood meeting which will be held tonight starting at 6:00 p.m. at The Mill at East McKinney. The purpose of this event is to get input from residents about what they'd like to see with the site and programming. He thanked Jason Hernandez and

Beth Bentley for their participation in this event, as well. City Council discussed the SUP (Specific Use Permit) on Tuesday and approved it with the same recommendations that the Planning and Zoning Commission members included in their approval. Essentially there were no limitations added on the number of outdoor events, but that City noise ordinances will need to be observed. TUPPS will have the opportunity to develop a thriving business that will serve as an anchor for the entertainment district on the east side of Highway 5. TUPPS began the procurement process for subcontractors for the project on July 6. A site tour for interested bidders was held on July 12. Bids were originally due on July 20, but that date was extended to July 29. The budget goal for construction is a \$9 million. TUPPS has presented a list of alternates to prepare for potential budget cuts. Mr. Glew thanked President Schneible for highlighting items on that list which have the potential of impacting the community access and amenities on the site. He reminded everyone that the MCDC goal is to protect the community aspect of the development. He added that Keith Lewis and Chase Lewis are both committed to what benefits the community, adding that cuts they have made so far have directly impacted the brewery aspect including decreasing the height of one building by eight feet. One other ongoing topic is sound control, and plans are still being finalized for best options. He thanked Linda Jones for assisting with the subcommittee report. Board member Bradford thanked all the volunteers who have been diligent in getting the word out about tonight's community input event, and thanked TUPPS staff for being diligent in presenting themselves as a good neighbor in the community.

**21-0617**     President's Report. President Schneible directed Board members to the reports attached to the agenda. She highlighted the SBG report on the St. Patrick's Beer Walk and Run, sharing that they were able to

contribute \$1000 to Warriors Keep, \$1500 to Hugs Café and \$1100 to Main Street. Ms. Schneible thanked Chairman Brewer and Board members Kelly and Bradford for attending the Council meeting Tuesday to support the TUPPS request, adding that TUPPS is scheduled to go to Planning and Zoning Commission on July 27 for site approval. If approved at that time, they will not need to go to Council for additional approval. Ms. Schneible reminded the Board that we work with Retail Coach for cell phone analyses of various events. They did a report for Farmers Market in May, which is prior to their busy season which starts in June, and results showed attendance of about 1,000 people each Saturday. The Retail Development Infrastructure Grant application cycle is open through Friday, July 30. Applications will be presented at the August meeting. Ms. Schneible asked for questions or comments, and there were none.

**21-0618** Chairman Brewer called for consideration/discussion/action on a request by TUPPS Brewery, LLC to amend the lease agreement executed between McKinney Community Development Corporation (Landlord) and TUPPS Brewery, LLC (Tenant) to extend the date from July 31, 2021 to September 30, 2021 to obtain the required landlord approval of a construction contract and guaranteed maximum price for construction of the project, including all identified and specified project components, to be constructed at 402 E. Louisiana Street, McKinney, Texas. President Schneible shared that TUPPS extended their deadline for receiving bids to July 29. She added that they anticipate having the GMP in time for the Board to review at the regular August meeting. The September 30 extension provides some cushion. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member McGill, to approve the extension as proposed.

**21-0619** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Heritage Guild of Collin County (PC 21-11) in the amount of \$15,000 for the advertising, marketing and promotion of Farmers Market, educational programming, Ghostly Hauntings, Murder Mystery, Legends of McKinney Ghost Walk, and Holiday Tour of Homes. Prior to the discussion and voting, Chairman Brewer expressed her gratitude to the members of the Promotional and Community Event Grant subcommittee, Ms. Barnes-Tilley, Mr. Kelly and Mr. Mott for their work in reviewing grant applications and preparing funding recommendations for full board consideration. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member Mott, to fund the request in an amount of \$15,000. Board members unanimously approved the motion.

**21-0620** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Colorful Collaborations (PC 21-12) in the amount of \$14,475 for the advertising, marketing and promotion of Día De Los Muertos Celebration. Board member Kelly shared that there were two items in the Colorful Collaborations grant application that MCDC typically does not fund including a videographer and photographer at the event to produce content for promoting future events. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member McGill, to fund the request in an amount of \$8,475. Board members unanimously approved the motion.

**21-0621** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Crape Myrtle Trails Foundation (PC 21-13) in the amount of \$10,000 for the advertising, marketing and promotion of the 2021 Crape Myrtle Trails

Run and Festival. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Treasurer Richardson-Woods, to fund the request in an amount of \$10,000. Board members unanimously approved the motion.

**21-0622** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Main Street (PC 21-14) in the amount of \$15,000 for the advertising, marketing and promotion of the re-opening of Louisiana Street after the completion of the Light Up Louisiana Improvement Project. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member McGill, to fund the request in an amount of \$15,000. Board members unanimously approved the motion.

**21-0623** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney ISD Athletics Department (PC 21-15) in the amount of \$15,000 for the advertising, marketing and promotion of the 2021 NCAA Division II Championship Football Game. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member Bradford, to fund the request in an amount of \$15,000. Board members unanimously approved the motion.

**21-0624** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by SBG Hospitality (PC 21-16) in the amount of \$15,000 for the advertising, marketing and promotion of the 2021 McKinney Wine and Music Festival. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board



member Mott, to fund the request in an amount of \$7,500. Board members unanimously approved the motion.

**21-0625** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Main Street (PC 21-17) in the amount of \$12,000 for the advertising, marketing and promotion of the 2021 Oktoberfest and the 2021 Home for the Holidays. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member McGill, to fund the request in an amount of \$12,000. Board members unanimously approved the motion.

**21-0626** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Rotary Foundation (PC 21-18) in the amount of \$7,500 for the advertising, marketing and promotion of the 2021 Parade of Lights. Board member Kelly recused himself from discussion and vote on this agenda item. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Mott made a motion, seconded by Chairman Brewer, to fund the request in an amount of \$7,500. Board members unanimously approved the motion. Board member Kelly returned to the dais after discussion and vote.

**21-0627** Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Philharmonic Orchestra (PC 21-19) in the amount of \$8,900 for the advertising, marketing and promotion of the 2021-2022 Concert Season including five performances. On behalf of the Promotional and Community Events Grant Subcommittee, Board member Kelly made a motion, seconded by Board member McGill, to fund the request in an amount of \$8,900. Board members unanimously approved the motion.

**21-0628** Chairman Brewer called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Habitat for Humanity of Collin County (#21-14) in the amount of one hundred seventy-six thousand one hundred seventy-four and no/100 dollars (\$176,174.00) to fund construction of the Cotton Groves Amenity Center. Richard Corcoran shared that the families who will call the Cotton Groves community their home will enjoy not only their individual spaces but also a community Amenity Center. He thanked Board members for their investment in the Amenity Center which is \$500,000 to date. Through the application submitted, Habitat is requesting an additional \$176,174 needed to complete construction of the Amenity Center. The additional request is based on increase building materials cost. The Amenity Center is a key component of the Cotton Groves Community and will provide meeting space, a computer lab, community bulletin board and mailboxes, as well as a place where police officers can gather with residents to support crime prevention efforts. He shared that Habitat has reserved a naming opportunity for MCDC, if the Board chooses that level of recognition. Mr. Corcoran shared a video of a future Cotton Groves resident, Latonia Dashfield, thanking the MCDC for their contributions to the development. She shared that the Amenity Center will be a place for educational support for students and adult residents. Board member Kelly asked if the building would be required to be open to the public with MCDC funding. President Schneible clarified that, in this case, the Center is part of the affordable housing project, so it would not have to be open to public. Celeste Cox, Habitat of Collin County CEO, did add that many of the programs offered at the Amenity Center will be open to the public. Board member Bradford asked about what opportunities would be open to the neighbors. Ms. Cox shared some of the ideas being investigated include a mobile farmers market, vision testing and after

school care. Vice Chairman Glew inquired regarding MCDC's total investment in the Cotton Groves project, and Ms. Schneible stated that it was about \$1.1 million. Ms. Cox clarified that \$600,000 of the funds were used for land acquisition, infrastructure and the playground pad. Chairman Brewer asked about the naming opportunity, and Ms. Cox shared that they are offering an opportunity to MCDC and they are willing to discuss ideas for how to recognize MCDC. Vice Chairman Glew shared that recognition in the form of naming the building, is not necessary. He reminded the Board that this is the third request for this project and shared his concerns for continuing to increase funding. Ms. Cox shared that this additional request is due to the increased materials cost and adding a screening wall between the Amenity Center and residents, which is a City requirement that was not part of the original bid. The screening cost is about \$170,000. Board member Kelly and Vice Chairman Glew both sought clarification regarding why the wall wasn't in the original project plans. Ms. Cox shared that their original plans included landscape screening, but the City requires a masonry wall. Board member Kelly commented that it is important for MCDC to be recognized as a major contributor, but not via naming rights to the building. He suggested that recognition inside the building that educates residents and others that this is taxpayer funded through MCDC. He added that cost of materials is coming back down, and Ms. Cox shared that they were required to sign a contract when bids were received. She added that they can ask them to adjust. Additionally, they have some implemented some cost-saving actions which includes substituting some materials and using volunteer help when possible. Mr. Kelly shared Vice Chairman Glew's concerns regarding multiple requests. Ms. Cox shared that they would not be able to go vertical with the build without the additional funds. Treasurer Richardson-Woods asked if they have solicited other funding resources, and Ms. Cox said they have but some

were denied and some will not be reviewed and awarded until September. She added that the building will be complete in November if they can continue as planned. If funding is delayed, the building will be delayed. Chairman Brewer agreed with some type of MCDC recognition that educates the importance of shopping and dining in McKinney. Board member McGill suggested we consider a developing a standard branding for large projects that educates and informs. Mr. Corcoran shared that one aspect of the importance of recognition is to set an example for other philanthropic donors to consider getting involved and offered to bring back renderings and ideas for types of recognition. Chairman Brewer called for public comments, and Jason Hernandez, 2309 N. Ridge Road, commented that MCDC should have some recognition for its contributions so that East McKinney residents will understand that the City is supporting the area. He also suggested naming the Amenity Center after a prominent resident of the area. Vice Chairman Glew suggested that the Board continue to discuss recognition branding, and President Schneible stated that it would be appropriate for the Marketing Committee to discuss and bring a recommendation to the Board. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Bradford, to close the public hearing.

- 21-0629** Chairman Brewer called for a Public Hearing and consideration/discussion/action on Project Grant Application submitted by Heard-Craig Center for the Arts (#21-15) in the amount of two hundred thirty-nine thousand four hundred ninety-four and no/100 dollars (\$239,494.00) for improvements to Heard-Craig Historic Museum including repairs, paint, lighting, landscaping, security system, installation of walkways and signage. Amount requested represents 97% of total project cost. Stephanie Tyson, Heard-Craig Museum Board President, shared that

the Heard-Craig is a 120-year-old estate which was the very first art museum in McKinney and has been open to the public for 50 years. Additionally, the museum is an event center which hosts weddings, teas, music, art lectures and exhibits. Education and art are at their foundation. Additionally, the museum is the hub for more than 20 organizations, offering free meeting space, and over 1,500 people use the facility each month. It is volunteer-based and preserves and promotes the legacy of art, philanthropy and education. The funds requested are for building preservation projects including basement repairs, electrical issues, rotting soffits, water damage, holes in the porch and peeling paint. The request also includes permanent signage and security enhancements. Ms. Tyson showed photos of the some of the areas that need work. She added that most of the work requires the work of licensed professionals, so cannot be completed by volunteers. Ms. Tyson shared that the museum reopened in Fall after COVID and have hosted several events including Rose-Mary Rumbley Day, Magic of Monarchs Quilt Show (City partnership) and Art Meets Floral. Vice Chairman Glew asked about percentage of request to total project, and Ms. Tyson clarified that the MCDC request is about 80% not 97%. Mr. Glew asked about the status of their current endowment balance, and Ms. Tyson said she would be happy to share that balance. She explained that they are required to have reserves on hand in the event of an emergency like the pandemic or a fire, so they are seeking funding to allow them to honor those trust commitments. Mr. Glew shared with newer Board members that this topic was discussed when Heard-Craig requested funding several years ago. Ms. Tyson responded that the request was for HVAC, and it was denied, so they had to use emergency reserves for the AC in order to preserve the works of art in Heard-Craig. Ms. Tyson further explained that they are a 501(c) grant-giving private foundation, so their reserves are critical to remain true to their commitments in times of emergency.

Board member McGill commented that reserve funds are subject to limitations and added that this year has been difficult on all businesses and non-profits. Board member McGill asked if they are seeking other donors, and Ms. Tyson responded not for these projects. She added that as a private foundation, they are ineligible for many of the grant opportunities available to public charities. Board members unanimously approved a motion by Board member Mott, seconded by Treasurer Richardson-Woods, to close the public hearing.

**21-0630** Chairman Brewer called for a Public Hearing and consideration/discussion/action on Project Grant Application submitted by Collin County Children's Advocacy Center (#21-16) in the amount of two hundred fifty thousand and no/100 dollars (\$250,000.00) for site improvements including water, drainage and sanitary sewer for a new facility located at the intersection of Harroun Avenue and Heritage Drive near Redbud Boulevard in McKinney, Texas. Amount requested represents 3% of total project construction cost. Lynne McLean, CEO of Children's Advocacy Center of Collin County, stated that they are requesting funds for the earthwork and utilities for their new facility in McKinney. The mission of the center is to provide safety, healing and justice to victims of child abuse in Collin County. They accomplish their mission through co-housing and coordinating efforts of professionals, who handle child abuse cases, in one location. The current facility in Plano houses CPS, law enforcement from several jurisdictions, and center staff who support functions of city, county and state agencies. Services provided include forensic interviews, family advocacy and support services, therapeutic counseling and community education. Services are offered at no charge for as long as families need them. Ms. McLean shared that the multidisciplinary team approach resulted in a 92% conviction rate of those who harm children. She reminded the Board

of the exponential growth Collin County has experienced and expected future growth, adding that the number of child abuse victims is expected to grow from 5,000 to 15,000, and the number of clients the center needs to prepare to serve is projected to grow from 3,500 to 10,000. Based on school district predictions, the majority of the growth will be in northern Collin County. Additionally, the Plano facility will reach maximum capacity in 2023. The McKinney facility will house CPS, law enforcement, forensic interviewers, family advocates and therapists who will serve northern Collin County. This project has received enormous support from the community. A capital campaign goal to raise \$10 million was achieved in 2020, Independent Financial sold land valued at \$1.4 million to the center for \$400,000, and KDC is providing project management on a pro-bono basis. Ms. McLean noted that construction began on July 1, and the facility is expected to be fully operational in August 2022. With the increase in material costs, this request for \$250,000 will ensure that the project can be completed without tapping into their operating reserves which are dedicated to serving the children. Ms. McLean showed some site renderings and stated that the facility will be on the corner of Heritage and Harroun. Board member Kelly asked about the timing of this request coming after the ground-breaking. Ms. McLean explained that the cost to build has increased exponentially since setting the \$10 million fund-raising goal, adding that they have already gone through a value engineering process to reduce the cost by \$650,000. She also shared that they started the project with a \$200,000 contingency which has been depleted due to increase in steel prices. Vice Chairman Glew and Board member Kelly commented on the list of community supporters. Board member McGill expressed appreciation for Ms. McLean's presentation and commented that she is impressed with the organization, development process and team. Chairman Brewer called for public comments. Robb Temple, 6800 Anthem Court, and Dr.

Gere Feltus, 317 Bachman Creek Drive, spoke in support of the request. Chairman Brewer shared that MCDC received online comments in support of this request. Treasurer Richardson-Woods shared that she recently visited the Plano facility with Leadership McKinney and was impressed with the staff and the services offered at the facility. Board member Kelly shared a personal story that emphasized the need for these types of services. Chairman Brewer shared that MCDC received online support cards from Eric Pointer, Ray Eckenrode, Stephanie South, Terry Box, David Brooks, Richard Dodson, Bill and Priscilla Darling, Judy Gay and Jim Skinner. Their comments will be made part of public record. Treasurer Richardson-Woods asked about other sources for funding received by the Advocacy Center. Ms. McLean noted that they receive about 40% of their funding from state and federal funds, and the remainder of their funding is from individuals, foundations and fund-raising events. Board member Mott asked if they receive municipal funding, and Ms. McLean explained that they do not receive funding from the City of Plano or from Collin County. With the opening of the McKinney facility, their operating budget is expected to increase by about \$650,000 annually, so they have been increasing their fund-raising goals to prepare to meet the demand when that facility opens. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member McGill, to close the public hearing.

**21-0631** Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request for funding, submitted by the City of McKinney Parks and Recreation Department (Project #21-17), in the amount of five million five hundred thousand and no/100 dollars (\$5,500,000.00) for park and facility redevelopment and improvements, design and construction of various parks, and hike and bike trail projects. Director Michael Kowski shared that over the past eighteen months,



Parks has completed over \$18 million in projects east of 75 (nearly \$14 million of which was MCDC funding) including Finch Park, Old Settler's Rec Center, Senior Rec Center, Cottonwood Park and JMAC. For the 2021/2022 grant request, Parks is proposing using \$3.5 million for neighborhood parks and playgrounds, \$1.5 million for McKinney Greens and \$500,000 for trail improvements. The Parks Master Plan identified eight parks that currently need updates. Wattley Park, North Park, Murphy Park and Mary Will Craig have completed design, and Murphy and Mary Will Craig are in the final construction document phase. They hope to break ground on these two before the calendar year end. The next phase will be to work on Finney Park, E.A. Randles Park, Winniford Park and Falcon Creek Park. The total budget for these eight parks is just under \$12 million, and they are requesting to use \$3.5 million from MCDC funding. He reminded the Board that about \$1.5 million of MCDC funds have already gone towards the design efforts. The balance of the funding will come from bond money and parkland dedication fees. McKinney Greens Park is planned as a four-acre park that will be part of the Towne Lake master plan. Mr. Kowski showed an aerial of the Towne Lake area. Total project cost will be about \$1.7 million, and they are proposing to use \$1.5 million of MCDC grant funds. He added that they will be seeking resident input on the Towne Lake master plan soon. Mr. Kowski noted that a major focus is to make connections that are missing including adding trails from Towne Lake to McKinney Greens under Eldorado; from Gray Branch Park to nearby neighborhoods under 380; and another connection near the former SPCA at Stacy. The total budget for these trails is \$580,000, and they are proposing to use \$500,000 of MCDC grant funds. Vice Chairman Glew asked about the strip of land alongside McKinney Greens that is not included in the park area. Mr. Kowski shared that there are some property land discrepancies, so that piece has not been accepted as park land yet. Mr. Glew asked them to

consider signage in the parks to promote the “Spend it here. Keep it here.” messaging. Mr. Kowski reminded the Board of the branding and messaging on the fitness court at Gabe Nesbitt. Mr. Kowski agreed that the idea is good and there are signage opportunities. President Schneible shared that Parks has been consistent in using MCDC’s “It’s My McKinney” branding on parks projects underway and on their website. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Bradford, to close the public hearing. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Mott, to approve funding as proposed.

**21-0632** Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request from the City of McKinney Parks and Recreation Department to amend Project #20-13 to reallocate five hundred twenty thousand and no/100 dollars (\$520,000.00) from PK 4399 (Umbrella Fund) to PK 4397 (Recreation Center at Towne Lake). Director Michael Kowski proposed to reallocate \$520,000 of umbrella funding to the Recreation Center at Towne Lake for renovations. He shared that the new monument sign on 75 is installed and working, and they have recently lighted some of the trees near the center to increase visibility from the highway. The total budget is \$1.3 million and will improve restrooms, fix ADA issues, replace furniture and finishes. Once complete, all recreation centers will have been renovated. He shared upcoming events including the Cottonwood Park Opening this Saturday, Hawaiian Night at JMAC on July 31 and RecQuest (rebranded old parks bingo) is from July 26-31. Board member Kelly asked if the recent assault at Towne Lake has created discussion about security. Mr. Kowski shared that there is no security upgrade currently in this request, but they will consider it. Board members unanimously approved a motion by

Chairman Brewer, seconded by Board member Kelly, to close the public hearing. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve the proposed amendments.

Chairman Brewer called for public comments regarding matters not on the agenda, and there were none.

Chairman Brewer called for Board or Commissioner comments. Chairman Brewer thanked Board members for their participation for the Love Life Foundation backpack drive. She encouraged other Boards and Commissions to participate in those types of opportunities to support the local nonprofits.

Chairman Brewer recessed the meeting into Executive Session at 9:46 a.m. in accordance with the Texas Government Code. Items to be discussed regarding economic development matters include Project 21-14 (Habitat Cotton Groves Amenity Center), Project 21-15 (Heard-Craig Museum), Project 21-16 (Children's Advocacy Center of Collin County), Project 21-17 (McKinney Parks and Recreation), Project 20-09 (TUPPS Brewery and Entertainment Destination), Project Bluesky, Project Gemstone and Project Handle.

Chairman Brewer reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:02 a.m.

Board members unanimously approved a motion by Chairman Brewer, seconded by Board member Mott, to approve an amendment to Project Gemstone, including any appropriate budget amendment related thereto.

Chairman Brewer called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Kelly, to adjourn. Chairman Brewer adjourned the meeting at 11:05 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MCDC members on: \_\_\_\_\_

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JACKIE BREWER  
Chairman

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MARY BARNES-TILLEY  
Secretary