

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JULY 23, 2020

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on July 23, 2020 at 8:00 a.m.

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

Alternate Board Member Present: Deborah Bradford.

City Council Members Present: Mayor George Fuller and Councilman Scott Elliott.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Main Street Program Coordinator Aaron Werner, Visit McKinney Sales Manager Vanesa Rhodes and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Brewer called the meeting to order at 8:03 a.m. after determining that a quorum was present. Ms. Brewer announced that today was Gorgeous Grandmother Day, Vanilla Ice Cream Day and Bone Cancer Awareness Month. She invited everyone to join in a few moments of reflection about respect. Ms. Brewer wished President Schneible an early happy birthday.

Chairman Brewer called for public comments on agenda items. Phil Wheat and Susan Shuttleworth expressed their gratitude for MCDC's support throughout the years and announced that the Crape Myrtle Trails Foundation Board has decided to cancel its run for 2020 due to the COVID-19 pandemic. Chairman Brewer thanked them for their comments.

20-0588 Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation meeting of June 25, 2020. Board members unanimously approved a motion by Board member McGill,

seconded by Board member Mott, to approve the minutes.

20-0589 Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Finance Subcommittee meeting of June 17, 2020. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Secretary Barnes-Tilley, to approve the minutes.

20-0590 Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee meeting of July 9, 2020. Board members unanimously approved a motion by Board member Mott, seconded by Secretary Barnes-Tilley, to approve the minutes.

20-0591 Chairman Brewer called for the Financial Report. Financial Compliance Manager Chance Miller stated that June showed a net profit of \$224,000, with revenues of \$1.3 million and expenditures of \$1.1 million which included approximately \$975,000 in parks projects. The year-to-date profit is a little over \$6 million. June sales tax, which reflects April sales, showed a 12.1% increase over June 2019. Mr. Miller added that Allen saw a 17.9% decrease in sales tax revenue for June, Frisco saw a 12.8% decrease, and Plano saw a 13% decrease. He stated that July's sales tax showed an 18.25% increase for McKinney, while sister cities all saw decreases. Allen was down 7%, Frisco was down 7%, and Plano was down 17%. Mr. Miller shared that one reason for these variances is level of expansion and growth in McKinney compared to sister cities. A second reason is due to the new online sales tax collections which have resulted in higher sales tax revenue to McKinney. He reported that food and accommodations sales tax is down in McKinney, but retail trade has continued to grow. Chairman Brewer inquired about the budget decrease at the onset of COVID, and Mr. Miller stated that the city projections were

scaled back to 2019 actuals in March; however, he indicated that the numbers support that the city will meet or even exceed the original 2020 budget. Chairman Brewer asked for questions on the Checks Issued report, and there were none. Vice Chairman Glew commented regarding McKinney residents continuing to shop local. Secretary Barnes-Tilley asked about what our sister cities have done to promote shopping local. President Schneible responded that she was not aware of any programs currently in place, but Frisco and Allen are initiating buy local campaigns.

20-0592 Chairman Brewer called for Board and Liaison Updates. Chairman Brewer shared that Linda Jones initiated a Downtown walkabout effort where Board members share information about the BUY McKINNEY campaign and added that she has participated along with Board members McGill and Kelly and Board alternate Bradford. Ms. Brewer also encouraged Board members to share the program and pass out stickers as they visit local businesses and restaurants. Vice Chairman Glew stated that he has a yard sign, and Ms. Jones said more have been ordered, and she will get those to other Board members. Board member McGill expressed compliments to the marketing department for their work on this campaign which has proven to be very timely.

City of McKinney. City Manager Paul Grimes stated that the Tri-City Business Grant is a collaboration between city staff and MEDC. This program is administering \$5 million that City Council made available for the small business COVID recovery assistance program. Frisco, Allen and McKinney are working together with a third-party consultant for administration of this grant. He added that the program is near completion and has received about \$5 million in application requests. Staff has asked Council for a small amount of additional funding for overage and administration. Mr. Grimes stated that the COVID-related Housing Assistance Program is being administered by Janay Tieken's

team in Housing and Community Development with support from local nonprofits. Mr. Grimes announced that the city's general obligation bond ratings have been reaffirmed as AAA from Standard and Poor's and Aaa from Moody's. For revenue bonds, the ratings are AA+ from S&P and Aa1 from Moody's. These are high ratings, and Mr. Grimes credited City Council and staff for establishing and managing conservative financial policies. Mr. Grimes stated that the city receives daily reports from the Emergency Management Office regarding COVID and that the infection rate in Collin County continues to decline. The infection rate in Texas is 1.10, down from 1.3 a couple of weeks ago, while the Collin County rate is .99. Mr. Grimes asked for questions, and there were none.

Visit McKinney. Sales Manager Vanesa Rhodes announced that YOLO came and filmed in Downtown, and that episode aired last week. She added thanks to Matt Hamilton at Local Yocal, Layered, Goodies and Cocktail Creamery for hosting the YOLO team, and special thanks to Mayor Fuller for interviewing with the team. Ms. Rhodes stated that Beth Shumate submitted an article to Rediscover America that was picked up on their digital newsletter and website, providing some great free media coverage. She added that they also welcomed an influencer couple who specializes in covering luxury lodging and food, especially sweets. She thanked the Sheraton, Local Yocal, The Yard, Arcade 92, EJ Wills Gastro Pub, Farmers Market, Jump Into Art, Comedy Arena and many Downtown shops for hosting the couple. They will be posting a blog about their visit to McKinney soon. Ms. Rhodes reported that Visit McKinney is partnering with Simple View for a new website. She asked for questions, and there were none.

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

McKinney Main Street/MPAC. Main Street Program Coordinator Aaron Werner stated that the theme for all events has been *pivot*. The first of

three drive-in concerts took place this past weekend at the field at TUPPS Brewery. The event had a stage, FM transmitter and multiple screens, and there were 200 vehicles parked with enough space to socially distance while allowing attendees to sit in lawn chairs around their vehicles. The next two concerts are Zane Williams on August 21 and Cody Canada on September 4. He thanked the Mayor and Maylee for opening the show, and he thanked Vice Chairman Glew for attending. Mr. Werner shared information about Lucky 13, which is a joint project with MCDC, Visit McKinney and the Chamber. This grant program is a fun way to distribute funds raised through the #McKinney Strong t-shirt sales. Applicants will have the opportunity to share how they pivoted and adapted their business models during COVID. The Lucky 13 program will select 21 of the applicants to compete via a Shark Tank type presentation, where 12 of 13 contestants will receive \$1,000 and one lucky winner will receive \$2,000. Mr. Werner encouraged more businesses to apply and asked the Board to share social media posts to help generate awareness of the program and more applicants. The plan is to announce finalists on August 6 and have presentations on August 13. Mr. Werner also announced that free valet has returned to Downtown on Thursdays, Fridays and Saturdays, while the Light Up Louisiana construction is underway. Vice Chairman Glew complimented the Main Street team for their creativity with events like the drive-in concerts, Fourth of July parade and modified Oktoberfest plans during COVID.

McKinney Parks and Recreation. Chairman Brewer stated that the Parks and Recreation update will be combined with their grant request later in the meeting.

20-0593 Chairman Brewer called for the President's Report. President Schneible encouraged Board members to review the social media metrics and the tracking report on support for grant recipient promotions, and

complimented Linda Jones on MCDC social media efforts. Ms. Schneible announced that the Retail Development Infrastructure Grant deadline is next Friday, July 31. She thanked Board members who have visited stores in the Downtown area to talk about this grant and the Buy McKinney campaign, adding that those efforts have generated some interest and phone calls. Ms. Schneible complimented the marketing team on a new video that highlights how small businesses have pivoted during COVID. She added that the Board will hear from Project Grant applicants today and reminded Board members that just over \$660,000 remains in the discretionary grant budget for this fiscal year. She asked for questions, and there were none.

20-0594 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by Odysseus Chamber Orchestra (PC #20-13) in the amount of \$12,000 for the advertising, marketing and promotion of the 2020-2021 concert series to include five (5) performances. On behalf of the grant subcommittee, Secretary Barnes-Tilley reminded Board members and attendees that these grants must promote business development, encourage tourism and showcase McKinney. Grants can be awarded to nonprofit and for-profit entities and are paid on a reimbursement basis. She added that the subcommittee (herself along with Board members Kelly and Mott) considered several factors when evaluating applications including event attendance, ability to attract non-residents and overall marketing plans. On the current agenda item, Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$5,000. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Kelly, to approve funding in the amount of \$5,000 as recommended by the subcommittee.

20-0595 Chairman Brewer called for consideration/discussion/action on

Promotional and Community Event Grant Application submitted by The Heritage Guild of Collin County (PC #20-14) in the Amount of \$15,000 for the advertising, marketing and promotion of the Fall Murder Mystery, The Legends of McKinney Ghost Walk, Fall Fundraiser, 47th Holiday Tour of Homes and the Historic McKinney Farmers Market. Vice Chairman Glew recused himself from the discussion and vote on the agenda item. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$13,000. Board members unanimously approved a motion by Board member Mott, seconded by Board member McGill, to approve funding in the amount of \$13,000 as recommended by the subcommittee. Vice Chairman Glew returned to the dais following discussion and vote on the agenda item.

20-0596 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by McKinney Community Band (PC #20-15) in the amount of \$12,000 for the advertising, marketing and promotion of the Three (3) Free Performances. Board member Kelly recused himself from the discussion and vote on the agenda item. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$7,000. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Treasurer Richardson-Woods, to approve funding in the amount of \$7,000 as recommended by the subcommittee. Board member Kelly returned to the dais after discussion and vote on the agenda item.

20-0597 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by McKinney ISD Department of Athletics (PC #20-16) in the amount of \$15,000 for the advertising, marketing and promotion of the 2020 NCAA Division II Championship Football Game. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$15,000.

Board members unanimously approved a motion by Board member Mott, seconded by Board member McGill, to approve funding in the amount of \$15,000 as recommended by the subcommittee.

20-0598 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by Ovation Academy of Performing Arts (PC #20-17) in the amount of \$15,000 for the advertising, marketing and promotion of Nine (9) Performances for the 2020-2021 Season. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$5,000. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Mott, to approve funding in the amount of \$5,000 as recommended by the subcommittee.

20-0599 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by SBG Hospitality (PC #20-18) in the amount of \$15,000 for the advertising, marketing and promotion of the 2020 McKinney Wine and Music Festival. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$10,000. Board members unanimously approved a motion by Board member Mott, seconded by Board member McGill, to approve funding in the amount of \$10,000 as recommended by the subcommittee.

20-0600 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by McKinney Rotary Foundation (PC #20-19) in the amount of \$7,500 for the advertising, marketing and promotion of the 2020 Rotary Parade of Lights. Board member Kelly recused himself from the discussion and vote on the agenda item. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$6,000. Board members unanimously approved a motion by Board member Mott,

seconded by Vice Chairman Glew, to approve funding in the amount of \$6,000 as recommended by the subcommittee. Board member Kelly returned to the dais after discussion and vote on the agenda item.

20-0601 Regarding the Promotional and Community Event Grant Application submitted by Crape Myrtle Trails of McKinney Foundation (PC #20-20) in the amount of \$10,000 for the advertising, marketing and promotion of the 2020 Crape Myrtle Run and Festival, Chairman Brewer reminded the Board that this event has been canceled, so no action is needed on this agenda item.

20-0602 Chairman Brewer called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by McKinney Main Street (PC #20-21) in the amount of \$7,500 for the advertising, marketing and promotion of the 2020 Home for the Holidays Event. Secretary Barnes-Tilley stated that the subcommittee recommends funding in the amount of \$7,500. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Mott, to approve funding in the amount of \$7,500 as recommended by the subcommittee.

Vice Chairman Glew encouraged future grant applicants to provide details in their applications that support their request, rather than just asking for the full \$15,000. He also encouraged applicants to be mindful and respectful of the time limits given for Board presentations.

20-0533 Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request for a Second Amendment to Project #18-05 (HUB 121) to extend the required completion date from May 15, 2020 to March 15, 2021 and to increase the grant amount for the project from four hundred thousand and NO/100 dollars (\$400,000.00) to seven

hundred thousand and NO/100 dollars (\$700,000.00) for the construction of a privately owned, public access pavilion that will provide landscaping, shade structures, amphitheater, electrical system, sound system and seating areas for the HUB 121 entertainment, retail, restaurant mixed-use development in Craig Ranch. Shane Jordan shared renderings of the HUB 121 mixed-use development, stating that the project was originally twenty acres, with five acres dedicated to 260 apartments which are about 50% leased. Lease sales are going well, and SRS moved into their new building last week. The schedule for the proposed hotel has changed due to COVID. He showed photos of the current stage of development, adding that building five has signed a 6,000 square foot tenant. Signed tenants in other buildings include Body Machine Fitness, a wine bar, a restaurant and sports bar, a craft food and drink restaurant (Elwood), Cedar Creek Brewery, Serendipity Labs and Phoenix Salon Suites. Masonry is in progress and some buildings are at the internal finish out phase. Reasons for delays include COVID and an unusual amount of rainfall that started in November 2019. Mr. Jordan shared that he is requesting an extension for the occupancy date, stating that while the buildings will be completed by March, they may not be occupied by then. He asked for discussion and questions. Chairman Brewer referred Board members to the additional information that was distributed. Vice Chairman Glew clarified that the request was for an extension and additional funding and asked about the reason for a need for additional funding. Mr. Jordan stated that the original request was based on renderings, not full construction drawings. Once the contractor completed the full construction drawings, the costs came in significantly higher than what was originally anticipated. Vice Chairman Glew pointed out that the additional request is close to double the original request which is very considerable. Mr. Jordan agreed and stated that he was provided a bad number prior to the original request. Mr. Glew also asked for clarification

on the timing, and Mr. Jordan stated that the buildings should be complete by March but is concerned that the restaurant tenants may need 120-150 days for improvements. Vice Chairman Glew sought to determine a viable extension date, and Mr. Jordan agreed that June 1 would be a more viable date. Board member Kelly stated that he is comfortable with a time extension, but he has concerns about the request for additional funding, adding that it is his understanding that City Council shares that concern. Treasurer Richardson-Woods stated that she is comfortable with the time extension and asked about plans to move forward in the event MCDC does not approve the additional funding. Mr. Jordan stated that, thus far, they have changed materials where they could. He added that the project includes public restrooms, as well as restroom and shower facilities and a green room in the stage area for performers. He added that the entertainment and performance center is an institutional grade development. Chairman Brewer emphasized the importance of prioritizing this project to be completed before the 2021 Byron Nelson. Ms. Brewer asked Mr. Jordan to provide specific details to the Board prior to their vote at next month's meeting. Vice Chairman Glew reinforced the importance of providing detailed information regarding original estimates versus revised plans with specifics as to why these changes were made. He emphasized that the Board needs to understand that level of detail in order to make an informed decision, and he encouraged Mr. Jordan to talk further with President Schneible about information that would help the Board in its decision. Ms. Schneible added that the Board has a listing of the additional costs and encouraged Mr. Jordan to demonstrate how those costs relate to specific pieces of the project. Vice Chairman Glew also shared with Mr. Jordan that he believes that he and Chairman Brewer are the only current Board members who were seated at the time of the initial project request and all current members need to understand the project. Mr. Jordan added that

the start date was delayed because they were unable to secure a bank loan until tenant lease agreements were finalized. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member McGill, to close the Public Hearing.

As the meeting moves into Project Grant presentations, Chairman Brewer reminded applicants that presentations will be timed at five minutes with an additional one minute to wrap up if needed.

20-0603 Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request for funding submitted by Heard Natural Science Museum and Wildlife Sanctuary (Project #20-10) in the amount of forty thousand and NO/100 dollars (\$40,000.00) to upgrade trails and to improve accessibility at the facility located at 1 Nature Place, McKinney, Texas. Executive Director Sy Shahid thanked the Board for many years of support for the Heard Museum. The museum has 90,000 to 100,000 visitors per year, less than a third of whom come from a McKinney ZIP code. It is a private museum that does not receive federal, state, county or city support, but its fundraising is from membership and events. About a third of its members reside in McKinney. This request is for trail updates for a 6,700 linear foot trail that winds from the main building to the Butterfly House and other animal exhibits. The trail has a base of decomposed granite framed by 4x4s on each side and with 4x4s across as well. Mr. Shahid stated that the trail has experienced excessive erosion, making it difficult or impossible for many guests to access, especially senior citizens who often visit the museum with grandchildren. Mr. Shahid shared that the trail was topped with asphalt less than two years ago, but it has washed away. He showed the Board photos of the condition of the trail and the amenities/buildings. This request is for funding that would allow the museum to pave the trail with concrete, making the trail richer and more accessible. Since the trail framing is

already in place, the project would take about a month from start to finish, and the plan is to start the project in October and complete in December. Mr. Shahid asked for comments and questions. Vice Chairman Glew expressed his surprise that the museum hasn't had to make this investment sooner with all the rains we've had, and Mr. Shahid said they have been trying to minimize the cost and keep the trails as natural as possible, but this particular trail presents a challenge because of its slope. Vice Chairman Glew and Treasurer Richardson-Woods both expressed they believe this is a valid request. Board member Kelly reminisced about growing up in McKinney and going to the Heard Museum, sharing that it's an honor to be able to support the museum through the Board and through his museum membership. Board member McGill asked if they considered other materials besides concrete. Mr. Shahid stated that there are issues with asphalt because you cannot get a natural color with it and because of erosion and cracking issues. Another viable solution would be rubber mat, but this is a very expensive option. They chose concrete because they can have a natural color and keep the costs down since the framework for the path is already in place and it already has a packed base. Vice Chairman Glew commented that The Daytripper's McKinney episode did a great job of highlighting the Heard Museum as a place for outdoor adventure. Chairman Brewer sought clarification that Mr. Shahid feels like the \$40,000 request is enough, and Mr. Shahid assured her that it is enough, because they save about \$25,000 to \$30,000 since the base is already ready. Chairman Brewer asked for public comments, and there were none. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Kelly, to close the Public Hearing.

20-0604 Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request for funding submitted by Sanchez

Charities, LLC (Project #20-11) in the amount of fifty thousand and NO/100 dollars (\$50,000.00) to locate a monument at the Mexican Cemetery located in Pecan Grove Cemetery at 1701 McDonald Street, McKinney, Texas. Kim Sanchez introduced herself adding that Sanchez Charities supports many McKinney nonprofits including the Little Free Pantry, Community Garden Kitchen, Holy Family School and Hugs Café. The project they are presenting today is the Picazo project which represents cultural diversity and celebrates the fabric of McKinney's history. She introduced Jason Hernandez. Mr. Hernandez proudly stated that he was born and raised in McKinney and even helped with projects like cleaning the City Hall building with his parents when he was growing up. The Mexican Cemetery is in the Pecan Grove Cemetery created over a century ago when it was separated into four sections – Pecan Grove, Ross Cemetery Potters Field Cemetery and the Mexican Cemetery, where several of Mr. Hernandez' ancestors are buried. The Mexican Cemetery is accessible from the Pecan Grove entrance as well as from Harry McKillop Boulevard. Mr. Hernandez stated that Highway 5 is a gateway to McKinney with the Pecan Grove Cemetery serving as a cultural center for McKinney. He shared some of McKinney's agricultural history which created an influx of Mexican laborers to the area. With the help of about 100 volunteers including Boy Scouts, they have done some major clean-up of the cemetery and uncovered many missing markers. Additionally, a local genealogist and City employee, Tonya Fallis, has created a website that will honor the Mexican history of McKinney. They are working together to tie in some of the history discovered through the grave markers. He added that many of the families couldn't afford markers, so they planted trees and other plants that have become overgrown over the years, so the volunteers have done an enormous amount of clean up. This request is for a monument that would honor the Picazo family who were stewards of the community on the east side of

McKinney. Ramon Picazo helped many individuals find jobs, while his wife, Priscilla, took care of the workers' children, teaching them the Bible and helping with their first communion. Mr. Hernandez stated that this is the history they want to honor through a monument. Vice Chairman Glew asked about the cost of the entire improvement project. Mr. Hernandez said it was about \$125,000. He added that along with the monument project, there are two smaller projects being sponsored by people in the community, one sponsored by the Guerra family to honor about 100 people who are unaccounted for at the cemetery and another that will honor 70 babies buried there who died from dehydration due to their poor living conditions. Mr. Glew asked if the monument will be visible from the road or just once you're in the cemetery. Mr. Hernandez hopes the monument will spotlight the cemetery and set the stage for history to be told. He added that the Mexican Cemetery is about an acre of land. Ms. Sanchez added that much of the work is being done through in-kind labor and donations. Mr. Hernandez shared his vision that these types of monument projects could be completed for Ross Cemetery and Potters Field Cemetery, creating a historical area where tours and perhaps even carriage rides. Vice Chairman Glew asked if there was a sign directing people to the different cemeteries within Pecan Grove. Mr. Hernandez stated there is currently no sign, but he agreed with the idea of adding signage along the way. Board member McGill asked how the cost of the monument was determined. Mr. Hernandez stated that the amount is an estimate based on conversations with several mosaic and bronze artists. The plan is to depict a farmer with a child in the monument. Ms. McGill suggested that they consider a process that would allow several artists to present potential designs. Treasurer Richardson-Woods commended them on the work they have already completed and asked if they are confident that their request is enough for the project. Board member Kelly thanked them for sharing and asked if they could

provide additional details on the costs for the project prior to the next Board meeting. Mr. Kelly asked why they came to MCDC rather than the Arts Commission, and Ms. Sanchez stated that the Arts Commission has a maximum grant of \$20,000 which is a matching grant and that it is her understanding that they cannot partner with both the Arts Commission and MCDC on the same project. Ms. Schneible explained that the Arts Commission may have a policy that precludes funding a project already funded by another city entity. Mr. Hernandez added that he spoke with Amy Rosenthal and that Pecan Grove is not within the Historical Cultural District. Chairman Brewer encouraged them to make sure that, when they provide additional details for the Board, they do not ask for less than they need. Board member McGill again encouraged them to get as much detail as possible in their quotes regarding the exact types of materials each artist will use. Vice Chairman Glew asked for a distinction between the mosaic versus a bronze statue. Ms. Sanchez stated that the hope is to find an artist to do a bronze sculpture within the budget, and she added that Mr. Hernandez is currently working with an artist that may be able to do that. She added that they have discussed the possibility of mosaics that would share historical facts Board member McGill also encouraged them to create a maintenance plan and budget for the monument. Chairman Brewer suggested they consider reaching out to the McKinney Parks Foundation for assistance with maintenance. Board member Kelly asked Mr. Hernandez if he would consider providing a tour for MCDC Board members, and Mr. Hernandez said he would like to arrange that. Ms. Sanchez added that people have in the past used this cemetery as a dump, and Mr. Hernandez shared that Ross Cemetery is actually locked up for this reason and added that they will also need to consider adding lighting and cameras for security. Vice Chairman Glew asked about who manages the cemetery, and Mr. Hernandez stated that Pecan Grove manages it. Mr. Glew suggested that they talk with Pecan

Grove team about directional signage in the cemetery. Mr. Hernandez added that as Tonya Fallis develops the website, they have information needed to make the cemetery a historical attraction. Treasurer Richardson-Woods asked who would be responsible for security improvements throughout the cemeteries. Board member Kelly mentioned Mr. Hernandez could potentially have discussions with the Pecan Grove organization. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Secretary Barnes-Tilley, to close the Public Hearing.

20-0605 Chairman Brewer called for a Public Hearing and consideration/discussion/action on a request for funding submitted by St. James CME Church (Project #20-12) in the amount of one hundred fifty thousand and NO/100 dollars (\$150,000.00) for construction of eight low-income housing units on land parcels owned by the church on McDonald Street, McKinney, Texas. Beth Bentley thanked the Board for the opportunity to share information about this project to revitalize the neighborhood that St. James CME Church serves. She stated that in 2016, a fair housing assessment revealed several issues regarding housing in McKinney including the lack of affordable housing, lack of investment in and revitalization of older neighborhoods and access to fair and affordable housing information. Additionally, the comprehensive housing study and needs assessment for McKinney identified two key components. First is a shortage of rental housing for those making \$35,000 or less which was identified in a 2018 survey. Second is a shortage of single-family homes under \$200,000. The greatest impact of these are in the 75069 ZIP code. Ms. Bentley shared that the property to be developed is owned by the church. It is five properties totaling one-third acre, located two and one-half blocks from City Hall just from Highway 5 near Hunt Street. There is a distressed building on the property that needs to be demolished. The

church will request to plat the parcel as a planned development. The proposed development will be eight, one-bedroom affordable units that will target a rental market of 60% low to very low-income elderly persons. She added that the housing survey indicated that senior living is an area that needs to be considered. Support services within a two-mile radius include grocery store, Meals on Wheels, food pantry, public library and houses of worship. The project cost has a valuation of \$1.2 million, which includes \$200,000 equity already in the project. Ms. Bentley stated that build out is targeted for November 2021 with lease up completed in February 2022. This request is for \$150,000. Other funding sources include member financing of \$400,000, St. James CME Church funding of \$222,106, various foundations of \$200,000, McKinney Alliance of \$150,000, Federal Home Loan Bank of \$80,000 and CDBG of \$20,000. Secretary Barnes-Tilley stated her appreciation for the level of detail in the application and presentation and added that housing equity is an important issue for MCDC. Treasurer Richardson-Woods commended the church for stepping up to address the ongoing issue of affordable housing and thanked Ms. Bentley for her due diligence in identifying the various funding resources. Chairman Brewer shared her appreciation for the location and mention of the support services nearby. Ms. Brewer asked if they already have an application process in mind, and Ms. Bentley stated that they are working with the McKinney Housing Authority for vouchers that would be tied directly to this property for the life that the individual is living there, emphasizing there will be a focus on residents being able to form and maintain a sense of community. Chairman Brewer and Board member Kelly sought clarification on the number of buildings for this project. Ms. Bentley stated that the goal is to have either two fourplexes or four duplexes, depending on the advice received after a pre-development meeting with the city. She added that the classification of elderly starts at age 55. Vice Chairman Glew thanked Ms. Bentley for

her dedication to serving the community. Board members unanimously approved a motion by Board member Mott, seconded by Treasurer Richardson-Woods, to close the Public Hearing.

20-0606 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 #20-13), 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; facilities, equipment and trail projects. Director Michael Kowski announced that Parks and Recreation now has their own Facebook page and is using it to highlight events, construction, summer camps and classes. The COVID journey has challenged their department to stay connected with the community and help them keep active. The virtual summer camps are a great example of how the department is working to stay connected. McKinney Parks Department was spotlighted as a hero by Texas Recreation and Parks Society (TRAPS) for making their annual social dance for special needs citizens a virtual event this year to celebrate and stay connected with that population. He added that the word for today will be *connection*. Mr. Kowski shared that while most of their facilities were closed in early Spring, the tennis courts and golf course remained open and participation was up 30% over 2019. The updates and new signage at the tennis courts highlight the city's dedication to improvements at all city parks. He announced that City Council approved the indoor tennis complex design which was funded by a Texas Parks and Wildlife grant and by park land fees. Their next step will be to bring the idea to MCDC and other partners for funding considerations. Mr. Kowski stated that this complex will provide an opportunity to host a variety of tournaments, thus *connecting* to the economic engine that propels McKinney forward by bringing in

tourism. Mr. Kowski shared some details about the grand opening of Webb Park in the Westridge area and added that this project kicked off a program called "McKinney Stories." This program is *connecting* with history by telling the stories of people who have been honored with parks named after them. Mr. Kowski acknowledged the work of the McKinney Parks Foundation, key partners whose volunteers give hundreds of hours to trails maintenance, trimming trees and even building benches. Their most recent workday had 60 people show up in the heat to volunteer. Mr. Kowski mentioned the Adopt-a-Spot program which is a partnership of Parks and Recreation Engineering and various groups to adopt areas for general upkeep including parks, medians and creeks. He highlighted that AEYL has adopted Carrie Cox Park and Encore Wire adopted an area near their facility. He added that the website has a map that shows available spots for adopting. Interested groups and individuals can submit an application with their idea. He highlighted the work of the Disc Golf Association who called attention to the need for better baskets. Parks paid for the materials and the association installed the baskets. Chairman Brewer commented on the popularity of disc golf near her neighborhood. Mr. Kowski added that McKinney disc golf courses are in the top three in Texas for usage, and that they host major tournaments that bring in hundreds of visitors. Mr. Kowski shared that Fitzhugh Park renovations include a new sport court built in partnership with the Nancy Lieberman Foundation, new basketball goals, new playground equipment and a new pavilion. He reminded the Board that the old playground equipment was shipped to Africa to be rebuilt in a community without this luxury and added that they have donated three playground sets through the same program. Mr. Kowski stated that the commitment to the MCDC Board was to spend resources as quickly and efficiently as possible, and he shared status on many projects. Completed projects include JMAC improvements including fully remodeled restrooms and locker room, Oak

Hollow upgrades, accessibility projects, outdoor fitness court and special event support. Projects underway include Cottonwood Park which will open later this year, Old Settlers Aquatic Center and Park renovations which is in design stage, Al Ruschhaupt renovations which is in design stage, Parks Master Plan, Finch Park Phase V renovations design and Senior Rec Center pool upgrades. The Community Center renovations are slated to begin in 2021. The Al Ruschhaupt project for Phase 1 and Phase 2 will include added lighting which is already complete, a path that connects the two park sections and a new restroom facility that will be on stilts to prevent flooding. The Community Center is now renamed Recreation Center at Towne Lake with new signage in production. Mr. Kowski showed an aerial photo of what will eventually be a Towne Lake district connected with trails to highlight Towne Lake as a significant McKinney landmark. Vice Chairman Glew asked for clarification on one of the boundary lines, and Mr. Kowski stated that they are still in the process of acquiring some of the land. He added that pedestrian scaled, digital signage will be installed in parks to replace the poster kiosks with the first signs being installed at Towne Lake then at Bonnie Wenk and Old Settlers. Board member Kelly asked if there were concerns about the life of the digital signs and vandalism. Mr. Kowski replied that the signs they have chosen are urban models designed to be out in the elements. Regarding vandalism, Parks Department deals with that all the time; however, they are hoping vandalism will be minimized since these signs will be visible from the road. Vice Chairman Glew asked if the signs provide the ability to promote events, and Mr. Kowski shared that the messages on the signs will change every eight seconds, so content is versatile. Chairman Brewer asked about the location of the new Towne Lake signage, and Mr. Kowski said it will replace the current Community Center sign in the same location and another sign is planned for the entrance of Towne Lake. He reminded the Board that the Senior Rec

Center and Pool is still closed for renovations and is scheduled to open during December, pending pandemic status. Mr. Kowski shared that they have eight more parks that have been master planned and designed which are ready for work to begin. These projects will allow for some deferred maintenance including new playground, new pavilions and/or total renovations. Those parks include Wattley, North Park, Murphy, Mary Will Craig, E.A. Randles, Winniford, W.B. Finney and Falcon Creek. The new Parks and Recreation bus has been delivered, and they are designing a wrap that will include MCDC branding. The Parks Department is working on a new marketing campaign, so the bus will be wrapped once the plans and designs for the campaign are finalized. He shared photos of the completed outdoor fitness court with MCDC branding. He added that the court is being utilized and allows for six-foot social distancing. They had 100 downloads of the fitness app within the first couple of days that it was open. New projects for 2021 include final phase for Finch Park, Community Center upgrades, Towne Lake Park study, Greens of McKinney park design, new senior center study, Robinson Ridge Park (north of 380), Erwin Park updates, more playground replacements, Oak Hollow upgrades and Town Center enhancements. The FY21 \$5.5 million request includes \$4.8 million for construction projects and \$700,000 for master planning and design as follows:

- \$1.8 million for Finch Park final upgrades to include playground equipment, splash pad, lighting and pavilion;
- \$1 million for updates for the eight parks mentioned earlier;
- \$500,000 for Community Center updates to include updating bathrooms, fitness equipment and furniture;
- \$300,000 for aquatics improvements to include new slides and features at Old Settlers and JMAC;

- \$200,000 for Oak Hollow upgrades;
- \$180,000 for Town Center enhancements to focus on the Downtown area including Mitchell Park updates, new benches and kiosks;
- \$820,000 for Parks Umbrella fund for general projects and maintenance throughout the parks system;
- \$300,000 for Towne Lake Park study;
- \$200,000 for Greens of McKinney park design; and
- \$200,000 for a new senior center study.

Mr. Kowski reminded the Board that Parks Bingo is going on now and asked for questions. Treasurer Richardson-Woods commented on the need for a park and trails in the Wilmeth area. Mr. Kowski replied that in the newer areas of the city, they rely on partnerships with private developers to negotiate land acquisitions and develop parks. He added that they are hopeful to have an opportunity to acquire land in that area for parks. He stated that the national goal is to have a park within ten minutes walking distance from every home, adding that he believes there's nothing wrong with having to drive a little to get to a signature park like Bonnie Wenk. Ms. Richardson-Woods added that there are no sidewalks in that area, and Mr. Kowski said he would try to find out more regarding whether that could be a project for the city. Chairman Brewer complimented the work of the Parks Department and added her excitement for the many projects underway. She also asked if there have been any issues with the neighbors regarding the new lighting at Al Ruschhaupt. Mr. Kowski replied that there have been no issues and that the new LED lighting technology really minimizes the effects beyond the intended area. Mr. Kowski added that the commitment was to clear near \$20 million in projects off the books by end of FY21, and they are on target to meet that goal. Chairman Brewer called for public comments,

and there were none. Vice Chairman Glew thanked Mr. Kowski for the detailed presentation, and Mr. Kowski acknowledged and thanked Mr. Glew as a valuable liaison for the Parks Advisory Board. Board members unanimously approved a motion by Board member Mott, seconded by Treasurer Richardson-Woods, to close the Public Hearing. Board members unanimously approved a motion by Board member Mott, seconded by Secretary Barnes-Tilley, to approve Project 20-13 as presented.

Chairman Brewer called for citizen comments, and there were none.

Chairman Brewer called for board or commissioner comments. Treasurer Richardson-Woods shared her appreciation for the work the Board is doing, adding that the city's ability to continue to move forward financially on so many projects during a pandemic reflects city leadership, all the boards and commissions, staff and the residents of McKinney. Chairman Brewer agreed with those sentiments and hopes that citizens will continue to support local businesses beyond the pandemic.

Chairman Brewer recessed the meeting to Executive Session at 10:35 a.m. in accordance with the Texas Government Code. Items to be discussed under Section 551.087 regarding economic development matters were Project 18-05, Project 20-09, Project 20-10, Project 20-11, Project 20-12 and Project 20-13. Chairman Brewer announced that there will be no board action taken following the Executive Session.

Chairman Brewer reconvened the meeting of the McKinney Community Development Corporation back into regular session at 11:54 a.m.

Chairman Brewer called for a motion to adjourn. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Mott, to adjourn. Chairman Brewer adjourned the meeting at 11:55 a.m.

MARY BARNES-TILLEY
Secretary