

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**JULY 28, 2022**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, July 28, 2022 at 8:00 a.m.

**Board Members Present:** Chair Angela Richardson-Woods, Vice Chair Kathryn McGill, Secretary David Kelly, Treasurer Mary Barnes-Tilley, Board Members Jackie Brewer and Deborah Bradford, Board Alternate David Riche, and Ad Hoc Member Joy Booth.

**Absent:** Board Member Rick Glew.

**City Council Present:** Mayor George Fuller, Councilwoman Geré Feltus and Councilman Patrick Cloutier.

**Staff Present:** President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Chief Financial Officer Mark Holloway, Financial Compliance Manager Chance Miller, City Attorney Mark Houser, Director of Parks and Recreation Michael Kowski, Visit McKinney Executive Director Aaron Werner, Main Street Interim Director Andrew Jones and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:01 a.m. after determining a quorum was present. Senior Pastor Bruce Miller of Christ Fellowship delivered the invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

Chair Richardson-Woods called for a motion on the consent items. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Bradford, to approve the following consent items.

**22-0667** Minutes of the McKinney Community Development Corporation Meeting of June 23, 2022.

**22-0668** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 11, 2022.

**22-0669** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of July 12, 2022.

**22-0670** Minutes of the McKinney Community Development Corporation Finance Committee Meeting of July 14, 2022.

**22-0671** Chair Richardson-Woods called for the Financial Report. Financial Compliance Manager Chance Miller reviewed the June financials. Revenues for June were \$1.8 million including \$65,000 in interest income. Expenses were \$438,000 including \$53,000 in operating expenses, \$126,000 in projects, and \$258,000 in parks and building and structures which includes some TUPPS expenditures. Net surplus for June is \$1.3 million and \$7.3 million for the year. Sales tax for June reflects a 14.5% increase over 2021. During the same period, Allen saw a .8% increase, Plano saw a 14.4% increase, and Frisco saw a 26% increase. Year-to-date sales tax for McKinney shows a 17.6% increase. Year-to-date sales tax for our sister cities are 8.6% for Allen, 24.4% for Frisco and 17.7% for Plano. Mr. Miller asked for questions, and there were none. There were no questions on the checks issued report.

**22-0672** Chair Richardson-Woods called for Board and Liaison Reports.  
Board Chair. Chair Richardson-Woods shared that Board members have been out in the community this month participating at the Fourth of July Parade and Yankee Doodle Block Party, SBG Margarita Stroll, DFW Series Races, Chamber Quarterly Luncheon, Drum Corps International (DCI) and the Ronald Jones football camp. Chair Richardson-Woods and Board Member Bradford thanked and congratulated the organizers and promoter of the DCI event which was a huge success. Chair Richardson-

Woods shared appreciation for Erica Lyght and the Apex Centre staff for the fireworks watching event at the Apex Centre outdoor pool.

City of McKinney. City Manager Paul Grimes shared that the proposed budget will be presented to Council at a work session on August 12. He added that inflation has been a big environmental factor when considering this year's budget. He reported that Mayor Fuller, Assistant City Manager Barry Shelton, Strategic Services Director Trevor Minyard and Airport Director Ken Carley joined him in Washington, DC for productive meetings with Senators, Members of Congress and FAA staff to discuss strategic matters relative to McKinney that included the airport and other transportation projects. Plans for the new Municipal Complex is moving forward, and it is exciting to see the silo art project and the TUPPS project underway. On August 2, City Council will consider the first installment of funds for the new Community Land Trust to be used to purchase real estate for future affordable housing projects. Mr. Grimes shared that the Community Garden Kitchen is now open and serving meals with dignity every Monday through Thursday from 6:00 to 8:00 p.m. He announced that McKinney is currently asking residents to conserve water by voluntarily watering only two days each week. Mr. Grimes shared that the average daily water usage is about 25 million gallons a day, but it has been as high as 60 million in recent weeks. Chair Richardson-Woods encouraged everyone to conserve water.

Visit McKinney. Executive Director Aaron Werner shared his excitement to be back on staff in McKinney. He shared that the Frisco Star will be hosting the American Country Music Awards the same week as the 2023 AT&T Byron Nelson, so staff is already working on hotel blocks for the tournament. He reported that June occupancy was at 76.7% which was 14.7% over 2021, with an average daily rate of \$99.72, \$11.90 over 2021. In July, staff assembled nearly 2,000 welcome bags for groups and events including DCI. Additionally, they are working on several

RFPs. He introduced Dean Cimini, President of Marching Music Made in McKinney. Mr. Cimini shared that Marching Music Made was formed six years ago with the purpose of bringing DCI to McKinney and generating funds for local music programs. He thanked Board Member Riche, Secretary Kelly and Chair Richardson-Woods for attending the stadium event. The two-day event included a sold-out drum battle at TUPPS with 325 attending and 5,000 attendees for the main performances at MISD Stadium. McKinney's event hit record single-day ticket sales and exceeded attendance of the Mesquite DCI show which was 2,500. Mesquite has hosted the event for at least five years. Anecdotal feedback from the DCI board and from the participating corps was very positive and expressed appreciation for how well McKinney welcomed and embraced the musicians through school ambassadors and gift bags. Two directors shared that the welcome from McKinney was above and beyond what any other community has done in the past. The goal is to create a multi-day event which hosts the musicians in McKinney and provides a time for the groups to settle in one place for a few days. He added that the groups will perform 28 shows between mid-June and early August. While numbers are not yet final, they are expected to make a \$30,000 to \$40,000 donation to MISD music programs. Mr. Cimini shared that they do plan to make a Promotional Grant request for the 2023 event. Chair Richardson-Woods shared that the musicians stayed at the schools and thanked MISD for their hospitality. She acknowledged the collaborative efforts of MISD and everyone involved. Secretary Kelly shared his appreciation for Mr. Cimini's efforts and for the event. Mr. Cimini added that future plans for McKinney hosting the event include a second event at the new TUPPS facility, Downtown partnership events and clinics with the performers. The vision for the future is to give the performers and their parents an opportunity to settle in one place for a few days and take in the local culture and sites.

McKinney Economic Development Corporation. Chair Richardson-Woods referred Board members to the report attached to the agenda.

McKinney Main Street/MPAC. Interim Director Andrew Jones thanked Parks, City staff and everyone involved for the amazing Fourth of July events. He announced that on Saturday the Downtown sidewalk sale will be held. There will be a silo art project watch party on August 12, organized by Councilman Justin Beller. The completion of the project will be celebrated with a ribbon cutting on August 31. He thanked the team at Parks for their work in keeping Downtown beautiful.

McKinney Parks and Recreation. Chair Richardson-Woods stated that Director Michael Kowski would provide an update later in the meeting during project grant presentations.

TUPPS Subcommittee. President Schneible shared that the subcommittee continues to meet. The pad for the brewery building and some of the fire lanes are poured, and the pre-engineered building is scheduled to be delivered in early August. The city parking lot is under construction. The next subcommittee meeting will be August 16 at the construction site. The team is integrating the many facets of the schedule, and currently are still looking at a November completion date. Chair Richardson-Woods commented on the Runway Rock Star show that featured Hugs models and thanked the Hugs team and all the shops that participated. Chair Richardson-Woods shared a resignation letter from Board Member Rick Glew. She acknowledged Mr. Glew's contributions to the Board over the past seven years and stated that he will be greatly missed. Board Member Brewer, Vice Chair McGill, Board Member Bradford and Treasurer Barnes-Tilley acknowledged that Mr. Glew will be missed and shared appreciation for his dedication to MCDC and McKinney, and leadership on the board.

**22-0673** Chair Richardson-Woods called for the President's Report. President Schneible called attention to the reformatted marketing report, created by Linda, that provides more detail regarding statistics and top posts. The deadline for this cycle of Retail Development Infrastructure Grant applications is tomorrow. Ms. Schneible called attention to the TUPPS project photos attached to the agenda. She referred to the Board's strategic interests in providing resources for promotional grant recipients to further their marketing and branding skills. As such, MCDC has offered to pay one registration fee for each of our Promotional grant recipients to attend a Dallas Public Relations Society of America workshop. The workshop will focus on branding, messaging, media relations, digital marketing and social media. As of today, four have registered. Ms. Schneible commented that she attended a 10<sup>th</sup> Anniversary event for Baylor Scott and White. She shared that they have served 621,504 inpatients, 543,000 outpatients, 290,694 ER visits and 18,616 births. When the hospital opened, they had 340 caregivers and that number has grown to 987. BSW has made a huge impact in McKinney on healthcare and employment. Ms. Schneible stated that MCDC funded the mile long walking trail around the campus that will ultimately connect to the Parks trails system.

**22-0674** Chair Richardson-Woods called for consideration/discussion/action on the Ninth Amended and Restated Bylaws of McKinney Community Development Corporation. City Attorney Mark Houser thanked the Board for their partnership which led to these amendments which will create annual ongoing project funding for long term transportation infrastructure to support economic development. Article VI, Section C, adds a Transportation Infrastructure Initiative Economic Development Program. City Chief Financial Officer Mark Holloway will finalize a dollar amount, early in FY 23, (based on FY 2022 revenues) that will serve as a baseline

for the Program for the 2023 fiscal year. Each year, the Board will consider a list of potential road projects for funding from the program. The process will involve staff meeting with President Schneible and Board members for input on priority projects related to MCDC economic projects. Board Member Brewer asked for clarification on how changes to approved projects would be handled. Mr. Houser verified that any changes to the project list would be required to be presented to the Board for approval for amendments or revisions to the originally approved project list. Mr. Houser added that one other change to the bylaws is that the MCDC budget approval deadline is changed from July 25 to July 31 annually. Mr. Houser noted that MCDC's attorney, Jeffrey Moore, has reviewed, edited and approved the changes. Board members unanimously approved a motion by Secretary Kelly, seconded by Vice Chair McGill, to approve the amendments as proposed. Chair Richardson-Woods thanked the Board and City staff for the collaborative work that led to these amendments.

Chair Richardson-Woods shared that the Board would consider promotional grants presented at the June meeting. Members of the Promotional and Community Events Grant subcommittee are Vice Chair McGill, Secretary Kelly and Treasurer Barnes-Tilley. Mr. Kelly will present the recommendations on behalf of the subcommittee. Secretary Kelly thanked all grant applicants for their thoughtful and thorough applications and presentations. Mr. Kelly reminded everyone that requests totaled \$102,525 and available funds are \$101,000, a difference of about 1.5%. He explained that the subcommittee viewed each application as equally strong and chose to reduce each by an equal percentage.

**22-0675**

Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted

by McKinney Lacrosse Club (PC #22-14) in the amount of \$3,100.00 for the advertising, marketing and promotion of the 2022 Fall Turlaxin' Tournament. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Board Member Riche, to fund this request in an amount of \$3,054. Board members unanimously approved the motion.

**22-0676** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Repertory Theatre (PC #22-15) in the amount of \$11,855.00 for the advertising, marketing and promotion of the 2022-2023 Show Season including twenty-two performances of five unique shows. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$11,667. Board members unanimously approved the motion.

**22-0677** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Odysseus Chamber Orchestra (dba McKinney Philharmonic Orchestra) (PC #22-16) in the amount of \$13,970.00 for the advertising, marketing and promotion of the 2022-2023 Concert Season including six performances. On behalf of the Promotional and Events Grants subcommittee, Secretary Kelly made a motion, seconded by Treasurer Barnes-Tilley, to fund this request in an amount of \$13,760. Board members unanimously approved the motion.

**22-0678** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Heritage Guild of Collin County (PC 22-17) in the amount of \$13,960.00 for the advertising, marketing and promotion of Farmers Market, Bar



Wars, Murder Mystery, Legends of McKinney Ghost Walk, and Holiday Tour of Homes. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$13,751. Board members unanimously approved the motion.

**22-0679** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Legacy Keepers of Old East McKinney (PC #22-18) in the amount of \$14,640.00 for the advertising, marketing and promotion of the 2022 Día De Los Muertos Celebration. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Board Member Bradford, to fund this request in an amount of \$14,420. Board members unanimously approved the motion.

**22-0680** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Rotary Foundation (PC #22-19) in the amount of \$7,500.00 for the advertising, marketing and promotion of the 2022 Parade of Lights. Secretary Kelly recused himself from discussion and voting on this agenda item. On behalf of the Promotional and Community Events Grants subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Bradford, to fund this request in an amount of \$7,388. Board members unanimously approved the motion. Secretary Kelly returned to the dais following discussion and vote on this agenda item.

**22-0681** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Main Street (PC #22-20) in the amount of \$12,000.00 for the advertising, marketing and promotion of 2022 Oktoberfest and 2022 Home for the Holidays events. On behalf of the Promotional and

Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$11,820. Board members unanimously approved the motion.

**22-0682** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Collin County Master Gardeners Association (PC #22-21) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2023 Garden Show. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$9,850. Board members unanimously approved the motion.

**22-0684** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Adriatica Business Association (PC #22-23) in the amount of \$2,500.00 for the advertising, marketing and promotion of the Fall 2022 Events in Adriatica Village. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Board Member Riche, to fund this request in an amount of \$2,463. Board members unanimously approved the motion.

**22-0683** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by SBG Hospitality (PC #22-22) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2022 McKinney Wine and Music Festival. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$9,850. Board members unanimously approved the motion.

**22-0685** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Meals on Wheels in the amount of \$3,000.00 for the advertising, marketing and promotion of the 2022 I Spy McKinney Adventure and Event. On behalf of the Promotional and Community Events Grants subcommittee, Secretary Kelly made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$2,955. Board members unanimously approved the motion.

**22-0686** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Project Grant application submitted by Areté Athletics (#22-11) in the amount of nine hundred eighty-seven thousand seven hundred fifty and no/100 dollars (\$987,750.00) for the expansion of the club athletics facility. Requested amount represents 12% of total project cost. Lance Black stated that he appreciated the opportunity to have met with the potential projects subcommittee earlier and shared that plans for expansion are moving forward. Areté Athletics is a youth volleyball organization in McKinney for boys and girls aged 6 to 18 with over 1,000 youth and 50 employees. He shared that the demand for volleyball has grown exponentially over the last few years, and this area is an underserved market. He shared that every program they offer is marketed and open to the public including team tryouts, camps, clinics, lessons and training. This year's tryouts drew 750 kids vying for approximately 300 spots, which is the reason for the expansion. They have programs for adults as well and are working on programming that would open the facility during school hours such as senior fitness and pickleball. The club sent 18 teams to nationals, and the 13-year-olds brought home the national championship to McKinney. He shared site plans and drawings of the future facility. Mr. Black compared the economic impact of Areté programs to that of the NCAA D2 football

game. The ten tournaments currently hosted have a larger economic impact than the D2 game, and they are expecting to expand to 20 tournaments after the expansion. The construction project has begun, and completion is anticipated in early summer 2023. Areté ownership has committed \$7 million to the project, and application requests funds for FFE including bleachers, courts, fitness room and offices. Chair Richardson-Woods asked about fees for the programs open to the public and potential scholarship opportunities. Mr. Black stated that there is a fee attached to every program, with the entry level at \$5 for adult leagues and \$20 to \$50 for camps and clinics. He explained that they have awarded about \$75,000 per year in scholarships over the last five years, and they have just recently formalized the scholarship application process. He added that they are launching the Areté Foundation which will contribute to these scholarships as well as community projects. Chair Richardson-Woods asked about their support and involvement in the community, and Mr. Black shared that each team does some type of philanthropy project. Board Member Brewer asked about the senior facilities. Mr. Black stated that their current training facility is expanding from 2,500 square feet to 10,000 square feet, and all will be available for seniors after the expansion. Secretary Kelly asked about the makeup of a team and cost per athlete, and Mr. Black stated that each team has 10 to 13 girls totaling about 350 out of the 1,000 who use the facility. He stated that the cost per team member is between \$500 and \$6,000 annually depending on the level and travel involved. Mr. Kelly asked about the MEDC support for the facility. Mr. Black shared that they bought the facility in 2016 for volleyball. In 2018, MEDC helped develop a multi-tenant strategy for office space for the portion of the building not suited for volleyball. Chair Richardson-Woods sought clarification on the potential expansion of the scholarship program. Mr. Black shared that if they can expand from 10 to 20 tournaments, then they increase the

capacity for more scholarships. Board Member Brewer asked for an estimated maximum number of players and tournaments with the expansion. Mr. Black stated that they could host tournaments of various sizes including competitive tournaments with 3,000 people and less competitive metro tournaments with 300. Ms. Brewer asked if they offer programs for special needs youth, and Mr. Black shared that they have discussed adding teams for those with special needs. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Bradford, to close the public hearing.

**22-0687** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Project Grant application submitted by Heritage Guild of Collin County (#22-12) in the amount of seventy-three thousand seven hundred sixty-five and no/100 dollars (\$73,765.00) to fund renovations and enhancements to buildings located in Chestnut Square including restrooms, kitchen and landscaping at Bevel House, Groom's Suite at Chapel, and deck replacement and front office restoration at the Visitor Center. Amount requested represents 95% of total project cost. Jaymie Pedigo explained that they are requesting additional funding for a project that is already underway. She shared that about 40% of their revenues come from weddings, which have a positive impact on the local economy through hotel stays, florists, restaurants, photographers and more. She reminded Board members that the Bevel House expansion grant was awarded in June 2021. The project was delayed twice due to costs and permitting issues, which caused them to lose twelve weeks of wedding revenue. The project currently stands at \$29,000 over budget, but they cannot afford to delay the project further. Ms. Pedigo shared that the exterior work for the expansion is about half complete, but the costs have increased from \$112,050 to \$141,150 not including

restrooms, paint or the required additional HVAC. She stated that between 2011 and 2019, Heritage Guild received a total of \$946,500 from MCDC, averaging just over \$105,000 per year. Over 2020 and 2021, they received a total of \$157,750 or \$78,875 per year. Ms. Pedigo shared photos of the current progress of the Bevel House expansion, South parking area and office entrance. This grant request represents 95% of the total project cost. Funding will complete projects including an ADA compliant restroom, improvements to Chapel restroom and groom's space, restoration of front office, and staff parking. Additionally, funding will be used to replace kitchen appliances with commercial grade equipment, replace the Bevel House deck, paint the Chapel interior and replace the HVAC in the Dulaney Cottage. Ms. Pedigo shared the detailed project budget and added that they have raised \$7,500 for new furnishings. Ms. Pedigo shared a list of additional projects they have completed with funding from other sources. She also shared other upcoming projects that will be funded through other sources which include rebuilding a fireplace and chimney in the Faires House and refinishing floors in the Johnson House and Dulaney House. Board members unanimously approved a motion by Vice Chair McGill, seconded by Board Member Brewer, to close the public hearing.

**22-0688** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Project Grant application submitted by McKinney Main Street (#22-14) in the amount of thirty-eight thousand two hundred and no/100 dollars (\$38,200.00) for Downtown lighting improvements and speaker updates. Amount requested represents 89% of total project cost. Interim Director Andrew Jones shared that they are requesting funding for key light and sound investments for Downtown. Throughout Texas and beyond, historic courthouses are the physical and emotional centerpieces of Downtowns. It was the McKinney Courthouse

renovation that sparked the revival of Downtown into a premier destination. Mr. Jones explained that light has a profound ability to shape how people interact with space, so they are requesting funds to light the courthouse. Lighting studies have shown that lighting around the courthouse is very dark, especially compared with other Downtown areas. They are requesting funds to uplight the courthouse and trees to increase safety and highlight the historical architecture of the building. This uplighting will also provide additional savings to Main Street since they will no longer need to rent lighting for Home for the Holidays. Additionally, they are requesting funds to extend the speaker system to accommodate additional growth in Downtown McKinney. Mr. Jones stated that they anticipate these changes in light and sound will have a positive impact to the Downtown area. He shared the project budget. Treasurer Barnes-Tilley acknowledged the impact of the music Downtown and asked about the location for the additional speakers. Mr. Jones shared that one speaker needs to be replaced and others will be installed beyond the square. Vice Chair McGill asked if there has been consideration for lighting the silos, and Mr. Jones shared that the silo project is being funded through multiple city sources outside of Main Street. Mayor Fuller complimented the presentation, and Secretary Kelly stated that Main Street presentations are always outstanding. Board members unanimously approved a motion by Board Member Bradford, seconded by Board Member Riche, to close the public hearing.

**22-0689** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Project Grant application submitted by the Collin County History Museum (#22-15) in the amount of thirty-five thousand three hundred seventy-five and no/100 dollars (\$35,375.00) for the purchase of equipment and materials for the design, layout and construction of a "Created in Collin" Exhibit at the museum.

Amount requested represents 55% of total project cost. Kristin Spalding shared that the Collin County History Museum has a mission to provide a free experience to McKinney visitors. One goal is to bring diversity to the museum. Exhibits generally last about two to three years, and they are working on a new exhibit that will highlight businesses, residents and ideas that have come from Collin County. The goal is to bring new visitors to the museum and celebrate the diversity in McKinney. She shared photos from past events including a Día De Los Muertos display. Ms. Spalding shared that the goal is to save money by repurposing materials from the current sets and expand on various aspects of the current programs like the patron iPads. The museum works hard to attract young families with its self-guided kids' program. This grant will allow for fresh paint throughout the exhibit area, which hasn't been updated in about 40 years. The goal of the fresh paint is to better highlight the historic early 1900's building. They are also applying for a grant from the Texas Historical Foundation. Ms. Spalding showed renderings of the new exhibit which features a center display with two flat screens and illuminated panels that can be split and rolled away for hosting large events. Additionally, story boards based on award-winning designs will encircle the room at eye level. The exhibit cases will feature items that have not been displayed in many years. Additionally, they are developing 3D tour guide kiosks that will contain pre-recorded information by local talent. The exhibit will highlight local innovators including Maria de la Vega and General Darnell. Other displays will feature local athletes, the McKinney bottling company, Shelby cars, edibles created in Collin County, local entertainers and educators. The mission is to continue to educate and entertain visitors in a family-friendly way. Secretary Kelly asked about the connection to Carroll Shelby, and Ms. Spalding shared that he had a ranch and two businesses in Collin County, his wheels factory and his chili which is still sold in the area. She added that they



plan to expand on the Shelby car event for 2023. Board members unanimously approved the motion by Treasurer Barnes-Tilley, seconded by Vice Chair McGill, to close the public hearing.

**22-0690** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Project Grant application submitted by Adriatica Business Association (#22-16) in the amount of ninety-eight thousand three hundred ninety-two and no/100 dollars (\$98,392.00) to complete a privately-owned, publicly accessible Harbor Park at Adriatica Village including amphitheater-style seating with multi-level, 18" retaining wall seating, grade level observation decks, cobblestone stamped walkway, irrigation and sod. Amount requested represents 100% of Total project cost. Caroline Perry shared that the Adriatica Master Association is a property owners association with 38 members that provides housing, office and retail service for McKinney residents. Their mission is to bring commerce and community to Adriatica Village by maintaining and improving the features and landscape of the Village. She stated that the Village is likely the most photographed location in McKinney as the Croatian scenery and lake offer beautiful backgrounds. The large open field frequently hosts hot air balloons, and the lake is a popular spot for fishing, canoeing and paddle boarding. The business association hosts 12 to 15 events in the public area each year that have attracted as many as 1,000 visitors, and event proceeds are donated to local nonprofits. Ms. Perry stated that the Adriatica Master Association has developed, maintained and improved the multi-acre open green space that is recognized beyond the City. They have completed numerous projects outside the developer scope to enhance the area and provide better connectivity to the City's existing pedestrian paths. To date, they have spent about \$200,000 on these improvements. One phase remains which is to complete the harbor park area to beautify the area and make

it a safer environment. Currently, the amphitheater bowl constantly erodes and creates dangerous conditions for the heavy foot traffic. This grant request would provide funding to build an amphitheater-style seating into the slope with multi-level, 18" concrete seating and grade level observation decks to the south of the seating area. It will also allow for the completion of 320 additional linear feet of cobblestone-stamped walkway and provide for irrigation and signage. Ms. Perry stated that this final phase would be complete about 180 days after the approval of this grant. Ms. Perry shared that they have discussed the project with Parks Director Michael Kowski, and he is in support of the project and has stated that he welcomes being able to incorporate Adriatica into the City Parks programming. Ms. Perry stated that if the project goes over budget, those expenses will be funded through special assessment. Chair Richardson-Woods asked about the maintenance over the years and whether this project would be completed without MCDC funding. Ms. Perry shared a visual of the completed work which has included clearing and grading the acreage, irrigating, weeding and pest control. She explained that the project will move forward without MCDC funding, but it will be further in the future. Secretary Kelly asked for clarification about the observation decks. Ms. Perry explained that the current area is all sloped, and the plan is to level that area to provide a safe space for picnics and additional seating. She explained that the pier already exists, but they will be adding safety railing. Wes Eubanks, AMA Board Member, clarified that this is a project they have wanted to complete for a number of years, and this budget amount surpasses what they could raise through their resources in a short period of time. Chair McGill confirmed the amount of early morning activity at Adriatica. Secretary Kelly asked for clarification about the organizational structure. Ms. Perry explained that the Adriatica Master Association is comprised of several businesses in the Village and takes care of the common areas that benefit all the

businesses in the surrounding area. There is also a homeowner's association, The Villas, which is a member of the AMA, and they take care of different common areas. Board Member Brewer sought clarification on how a special assessment would work if needed. Lisa Perry explained that AMA has 38 business members, and it would take a majority vote for a special assessment. She added that this ask would be unlikely to pass as a special assessment. Board Member Brewer asked how the programming is planned and organized. Caroline Perry explained that Adriatica Business Association manages the events. She added that these improvements, along with the partnership from Parks, would allow for larger more formalized events. Board Member Riche asked who will maintain the area, and Ms. Perry explained that maintenance is the responsibility of AMA. She will follow-up with an estimated cost of maintenance but emphasized that the design is low maintenance. Board members unanimously approved a motion by Vice Chair McGill, seconded by Board Member Riche, to close the public hearing.

This item will be re-noticed under the proper name of the entity for the August 25, 2022 meeting.

**22-0691** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on a request from the City of McKinney Parks and Recreation Department to amend Project #21-17 to reallocate \$18,302 from PK 4399 (Umbrella Fund) to PK 4393 (Towne Lake Park); to reallocate \$14,409 from PK1211 (Finch Ph 4) to PK2039 (Finch Ph 5); and to reallocate \$404,000 from PK1213 (Trails) to PK1827 (Greens Trail Project). Director of Parks and Recreation Michael Kowski explained that they are closing the umbrella fund and would like to reallocate the \$18,302 balance to the Towne Lake Park project. Finch Park Phase 4 is complete, so they would like to roll the remaining \$14,409 to Finch Park

Phase 5, and most will be used for benches. Additionally, they would like to reallocate \$404,000 from the general trails project to the Greens of McKinney trail project. Board members unanimously approved a motion by Board Member Brewer, seconded Vice Chair McGill, to close the public hearing. Board members unanimously approved a motion by Board Member Brewer, seconded by Vice Chair McGill, to approve the reallocations as presented.

**22-0692** Chair Richardson-Woods 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 #22-17), 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, playground replacements and vehicles/equipment. Director of Parks and Recreation Michael Kowski shared that by the end of 2022, they will go from 29 active projects down to only thirteen. They are facing some challenges, however. JMAC pool will not be opening this year due to poor concrete work from a contractor, but a second contractor has been secured to do the work, and they have an insurance claim for the initial contractor's work. Signage for the newly renamed Gilda Garcia Garza Aquatics Center has been delivered, so there will be a grand re-opening in late summer. Inflation is still a huge factor with several projects including the Craig Ranch Soccer Complex, which saw bids nearly 60% higher than budget. They are evaluating those plans. Finch Park will be complete this year with splash pad, playground and pickleball courts. Additionally, they are beginning renovations on the Recreation Center at Towne Lake. Mr. Kowski stated that a main goal for this grant request is maintaining current parks. They are requesting \$1,750,000 for a multi-year renovations project to include construction work at Northpark,

Murphy and Mary Will Craig and for design work for Wattley, Finney, EA Randles, Winniford and Falcon Creek. They are requesting \$2,000,000 for building robust trails at McKinney Greens Park that will allow this area to be fully integrated to the parks system by connecting under Eldorado to Towne Lake Park and eventually running under Highway 5 to connect to the Heard Museum. Mr. Kowski shared that master plans for Towne Lake Park are complete, and this request includes \$300,000 to begin the design phase and uplift some of the natural areas. This request also includes \$850,000 to replace playgrounds and pavilions at Aviator Park, Tom Allen Jr. and Horizon Park. Finally, this request includes \$600,000 for vehicles and equipment including a trail sweeper for trails which is especially needed after flooding events, a new and larger stage branded with Parks and MCDC, and a 14-person bus which can accommodate smaller groups without a CDL-licensed driver. Chair Richardson-Woods asked about plans for the current stage, and Mr. Kowski stated that they will keep that stage in service, as they often have overlapping requests for the stage. He added that they will share that the sound system and lighting may not work on the old stage. For larger events, like Fourth of July, they may use two stages. Board Member Riche complimented the Parks team on their response at events. Treasurer Barnes-Tilley asked about the size of the new stage, and Mr. Kowski stated that the current stage is about 30' and the new stage is 40' with extensions. Secretary Kelly asked if the trail sweeper will require additional staff, and Mr. Kowski stated it will not. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Riche, to close the public hearing. Board members unanimously approved a motion by Vice Chair McGill, seconded by Board Member Bradford, to approve this agenda item.

**22-0693** Chair Richardson-Woods called for a public hearing and consideration/discussion/action on a Project Grant application Submitted by City of McKinney (#22-18) in the amount of seven million and no/100 (\$7,000,000.00) for the publicly accessible open space courtyard and plaza to be constructed as part of the new City of McKinney Municipal Complex. Amount requested represents 7% of total project cost. Assistant City Manager Barry Shelton shared that the City is focusing efforts on the east side of McKinney with the TUPPS expansion, the silo art project and the Municipal Complex, which are designed to serve as catalysts for redevelopment of that area. Additionally, Council has approved a Community Land Trust to offset gentrification pressures and help avoid displacement by securing land for affordable housing in the area. The first phase of the Municipal Complex will include a 190,000 square foot City Hall building with a public plaza for community gatherings. Additionally, the overall project includes improving the surrounding streets and adding parking. Mr. Shelton shared several renderings of the public plaza which include a pavilion, pavers, landscaping, an area for food trucks, game amenities and space for events. The walkway from parking to the plaza will feature a historic exhibit. Mr. Shelton showed renderings of the interior of the City Hall. He reminded Board members that residents approved a \$50 million bond for this project. At that time, the estimated budget for the project was \$85 million, but with inflation, construction costs have gone up 18%. This request is for elements of the public space and parking associated with the plaza. Construction costs associated with the plaza that are eligible for MCDC funding total nearly \$8.1 million and include land, demolition, masonry, metals, specialties, electrical, earthwork, SWPPP, site paving, landscape, pavers, water features, repurposed Icehouse, historic exhibit, utilities, and site furnishings. The City is requesting \$7 million to finish out the plaza, historic displays, surrounding infrastructure and

associated public parking. Regarding the Icehouse, there are plans to repurpose as many of the structure's materials as possible, potentially keeping low walls that frame the location of the Icehouse. The current cost of the entire complex is \$97 million, and plans are to break ground in October. Construction documents are nearing completion and should go out for bid in September. A combination of funding for the project includes the voter authorized bonds, TIRZ bonds, water/wastewater funds and other smaller funds including some federal funds. Secretary Kelly commented about the significance of the Icehouse, acknowledging that it is not practical to preserve the Icehouse. He asked about plans to repurpose the materials. Mr. Shelton explained that they plan to saw cut large portions of walls, because individual bricks will be difficult to preserve. Secretary Kelly thanked Mr. Shelton for his work on the project especially with regards to attempting to preserve the Icehouse and requested a Board tour of the Icehouse if feasible. Mr. Shelton added that they are working on building scans and historic photos for an exhibit to highlight the Icehouse as part of the historic exhibit. Board Member Brewer asked about phases of the project. Mr. Shelton stated that the \$97 million is for Phase 1. Future phases would include a parking garage and amenities. Additionally, future lots could house a library, municipal court or even restaurants or office space. The plan is for this area to become an urban district. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Brewer, to close the public hearing.

**22-0694** Chair Richardson-Woods called for consideration/discussion/action on a Request by St. James CME Church for an extension on the term for Project 20-12, \$150,000 for construction of eight low-income housing units on property owned by the church, from September 30, 2022 to September 30, 2023. Pastor William Spearman thanked the Board for

the work they do in the community. He shared that since the approval of this grant in 2020, the church has been challenged by Covid and inflated construction costs. The congregation is continuing to pursue the development of eight low-income units. They have secured a new project manager, have met with the City's code department and have met with Paula Nasta, McKinney's Historic Preservation Officer. They have applied for several grants and have secured some federal home loan funding. They are requesting an extension for the project. Chair Richardson-Woods asked about the probability of meeting the new extension, and Pastor Spearman replied they do believe they can meet the new deadline. Chair Richardson-Woods asked if they may need to reduce the number of units, and Pastor Spearman shared that they are considering reducing the number of units to six instead of eight. Chair Richardson-Woods reminded Pastor Spearman that they will need to come back to the Board if the scope of the project, including number of units, changes. Board members unanimously approved a motion by Board Member Brewer, seconded by Board Vice Chair McGill, to approve the extension as requested.

**22-0695** Chair Richardson-Woods called for consideration/discussion/action on Proposed MCDC FY 23 Budget. President Schneible shared the FY 23 budget as recommended by the Finance Committee. She explained that the total revenue is budgeted at just over \$23.7 million and includes interest income and a 5% increase in sales tax revenue over 2022. It also includes sublease revenue, which is immediately expensed. Personnel costs represent 1.3% of budget at just over \$319,000 and operations is 3% of budget at about \$713,000. Debt service on Apex is about \$1.7 million (7.2%). The marketing and promotions line item reflects promotional grants (\$200,000) and the District 121 digital billboard (\$400,000) and totals \$1.16 million. This reflects 4.9% of the budget,



which is well under the 10% permitted under State law. Project grants line item represents 71% of budget (\$16.7 million) and includes discretionary, retail infrastructure, Hub 121, Parks, economic development, TUPPS and roadway infrastructure. The roadway infrastructure budget will start with a base of about \$518,387 which will be adjusted once final revenue for 2022 is calculated. Grant related expense including legal fees is budgeted at \$165,000. Operating expense for MPAC has been increased from \$375,000 to \$500,000. The 2023 budget includes an operation contingency of \$2.3 million which requires Finance Committee approval to expend. Ms. Schneible stated that this is a balanced proposed budget. Chair Richardson-Woods added that the Finance Committee (herself, Secretary Kelly and Treasurer Barnes-Tilley) did meet to discuss and prepare the budget. She and Secretary Kelly thanked President Schneible for her leadership and detailed work on the budget process. Secretary Kelly verified that this proposed budget reflects changes being discussed to the Retail Development Infrastructure Grant program. Ms. Schneible clarified that the subcommittee is making changes to that grant program. While not finalized, the subcommittee is considering changes that include increasing the amount allocated for these grants from \$120,000 to \$200,000, increasing the maximum individual award to \$50,000 and decreasing the required match. Changes will need to be approved by the Finance Committee prior to going into effect in October. Secretary Kelly asked about the decision to increase MPAC support. President Schneible stated that this amount will be reviewed annually, but the current decision to increase support for 2023 is based on the inflationary impact to their operations. Board Member Brewer asked about the terms for the Apex debt service, and Ms. Schneible said she will need to double-check. She added that Finance will make recommendations to refund on the debt service, if feasible. Board members unanimously

approved a motion by Secretary Kelly, seconded by Treasurer Barnes-Tilley, to approve the proposed budget as presented.

Chair Richardson-Woods called for public comments on matters not on the agenda, and there were none.

Chair Richardson-Woods called for Board comments. Chair Richardson-Woods wished a happy birthday to President Schneible.

Chair Richardson-Woods recessed the meeting into Executive Session at 10:57 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project Bluesky, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project Gemstone, Project 22-09 (District 121 Hotel), Project 22-11 (Arete Athletics), Project 22-12 (Heritage Guild), Project 22-14 (McKinney Main Street), Project 22-15 (Collin County History Museum), Project 22-16 (Adriatica Business Association), and Project 20-12 (St. James CME Church).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:47 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members approved a motion by Board Member Brewer, seconded by Vice Chair McGill, to adjourn with a vote of 4 - 1 - 0, Board Member Bradford voting no. Chair Richardson-Woods adjourned the meeting at 11:47 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: \_\_\_\_\_

\_\_\_\_\_  
ANGELA RICHARDSON-WOODS  
Chair

\_\_\_\_\_  
DAVID KELLY  
Secretary