

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**JANUARY 23, 2020**

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

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

Absent: Secretary Mary Barnes-Tilley and Board member John Mott.

City Council Members Present: Scott Elliott.

Staff Present: President Cindy Schneible; City Manager Paul Grimes; Assistant City Manager Kim Flom; Assistant City Manager Barry Shelton; Director of Parks and Recreation Michael Kowski; Assistant Director of Parks and Recreation Ryan Mullins; Financial Compliance Manager Chance Miller; MPAC/Main Street Director Amy Rosenthal; Visit McKinney Director Dee-dee Guerra; MEDC President Peter Tokar; Deputy City Secretary Lisa Sewell; and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Brewer called the meeting to order at 8:01 a.m. after determining that a quorum was present. Ms. Brewer announced that it was National Handwriting Day, and invited everyone to spend a few moments in silence reflecting on community and family.

Chairman Brewer called for public comments on agenda items, and there were none. She mentioned that two Board members were absent, Secretary Barnes-Tilley and Board member Mott, and that Board alternate Bradford would be seated with voting rights.

**20-0056** Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation meeting of December 19, 2019. Board members unanimously approved a motion by Board member McGill, seconded by Vice Chairman Glew, to approve the minutes.

**20-0057** Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Project Grants Subcommittee meeting of December 9, 2019. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Kelly, to approve the minutes.

**20-0058** Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee meeting of January 7, 2020. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Kelly, to approve the minutes.

**20-0059** Chairman Brewer called for the Financial Reports. Financial Compliance Manager Chance Miller reviewed financials for November and December 2019. November expenses were higher than normal as they included just over \$500,000 for the Gabe Nesbitt tennis court expansion. Sales tax showed a 13.3% increase over the same timeframe in 2018. December expenses included another \$330,000 for the tennis court expansion. The month of December showed a 12% increase in tax revenue over last year, which is double the budgeted 4.6%. These reports reflect sales tax generated in September and October. With the highest sales receipts typically generated in November and December, reports for January and February should show significant tax revenue increases. Mr. Miller asked for questions, and there were none. Chairman Brewer called for questions on the checks issued reports for November and December, and there were none.

**20-0060** Chairman Brewer called for Board and Liaison Updates.  
Board Chair. Chairman Brewer thanked all who came to the Merritt McGowan ribbon cutting event, and added that the facility tours were great and the complex is beautiful. She thanked everyone who helped

with the project.

City of McKinney. City Manager Paul Grimes stated that City Council will have its annual strategic goal setting workshop on February 7, and they will utilize the services of a professional facilitator. Council will provide goals to staff, staff will then prepare a strategic plan that the Council will adopt in April or May. Once adopted, that direction will guide the budgeting process which kicks off in the Spring. Mr. Grimes announced a joint meeting with McKinney ISD on February 10 at 6:00 p.m. at their stadium, which is an opportunity to discuss topics of mutual interest, as well as review 2019 legislative action and priorities for the upcoming legislative session. He reported that the city has hired a consultant, HR Green, to propose 5G strategies for McKinney. There will be a town hall on February 12 at 6:00 p.m. at the Senior Recreation Center to give the public an opportunity to share and discuss concerns, wishes and general input with respect to enhanced wireless technology. Mr. Grimes introduced new Assistant City Manager, Kim Flom, reminding the Board that all of the city's operating departments report through one of the three Assistant City Managers. He added that a comprehensive national search generated over 150 applicants from around the country, and Ms. Flom was selected after a series of interviews. Ms. Flom is from Wisconsin. Ms. Flom thanked everyone for the warm welcome and shared her excitement to be in McKinney. She added that she has 20 years in both public and private sector. Her role will be to support Development Services, Main Street, Housing and Community Development and Libraries. She appreciates the welcome she has received as a new member of the team. Ms. Flom is looking forward to her family relocating from Wisconsin and joining her as they make McKinney their home. Mr. Grimes asked for questions. Board member Richardson-Woods asked if businesses have requested the higher broadband. Mr. Grimes stated that the high data usage businesses want

to have the capabilities of 5G, not just for businesses but for the communication between businesses and the ability to communicate with certain applications for everyday life in the future. McKinney has businesses that deal with a lot of data and gaming technology, and the 5G technology addresses and overcomes latency, which is lag time in transmitting communications. He stated that most companies don't approach the city requesting 5G, but he added that there are definitely advantages to having the infrastructure in place. Mr. Grimes also indicated that the 5G consultant, HR Green, will also be evaluating the fiber-optic technology which is a major component for 5G technology.

Visit McKinney. Director Dee-dee Guerra called attention to the report attached to the agenda. She shared that the NCAA football game was a huge success. Hotels booked 1,100 rooms in December, 645 of which were from the NCAA game. She reported that due to the efforts of Beth Shumate, Visit McKinney's Communications Manager, *The Daytripper* will be back in McKinney on February 7 shooting a video. He will visit the Heard Museum, Collin County History Museum, Chestnut Square, The Yard and the Local Yocal, and may add some other stops. Ms. Guerra announced that they are hosting a meeting on January 28 at 7:00 p.m. at MPAC to elicit support for helping McKinney secure official recognition as a Texas Music-Friendly City. She asked for questions, and there were none.

McKinney Economic Development Corporation. President Peter Tokar called attention to MEDC's Key Performance Indicator report for 2019, highlighting that they had twelve completed projects in 2019 totaling \$171 million in capital investment. It is the biggest year for MEDC in several years and represents a 182% increase over 2017. He added that for every dollar spent in support of a project, they are realizing 12.5 dollars in capital investment. The MEDC will have its goal setting session later in February, after the City Council has completed their strategic goals. He

stated that they are optimistic about 2020 and hope to announce some big projects soon. Mr. Tokar asked for questions. Board member Kelly asked how the 12 to 1 ROI compares to similar cities, and Mr. Tokar clarified that generally a 10 to 1 return is considered a high benchmark. He added that it is difficult to compare cities because it is rare for two cities to have the same population and business footprint, but anything in double digits is considered high within our most comparable cities.

McKinney Main Street/MPAC. Director Amy Rosenthal announced several upcoming MPAC events including Gabriel Royal, a cellist and vocalist discovered in a New York City subway, on January 26; Grammy Award winning singer-songwriter Kathy Mattea on February 20; Emmet Cahill, Irish tenor and member of Celtic Thunder, in March; and Chris Funk, America's Got Talent star and magician, in May. She announced other events in the Downtown area including a Wine and Chocolate Walk on February 8, a free panel discussion of Dr. King's *Where Do We Go From Here?* on February 16 as part of Black History Month, and Krewe of Barkus parade on February 23. Ms. Rosenthal added that Main Street will have a strategic session on February 12, when their board will review City Council strategic goals and consider their own strategic plans. Ms. Rosenthal asked for questions. Vice Chairman Glew asked about the status of the neon sign on top of the parking lot. Ms. Rosenthal stated that she should see new drawings this week and will then get an estimate on additional costs, if there are any. Treasurer Richardson-Woods asked for the time of the Gabriel Royal concert and the Dr. King event. Ms. Rosenthal stated that the concert starts at 8:00 p.m. on Sunday. In addition, Mr. Royal will have an intimate talk with the audience beginning at 5:00 p.m. She added that the Dr. King event is at 4:00 p.m. on Sunday, February 16.

McKinney Parks and Recreation. Director Michael Kowski thanked the Board for their support of the *Wonder* event and reported that the event

hosted 3,200 people, which means they can offer 100 scholarships to McKinney residents for summer camps. They hope to grow the event in coming years. He added that the ice skating rink was a popular addition. Mr. Kowski stated that they are on pace to complete MCDC-funded projects in 2020 including Cottonwood Park, Finch Park, Senior Recreation Center remodel and the Old Settler's Recreation Center renovations. Lights are being added to the sports complex at Al Ruschhaupt to allow for evening scheduling. Tournament season kicks off with the first soccer tournament this month that will draw about 200 teams, some having overnight stays which will have a positive economic impact for the city. Treasurer Richardson-Woods asked about the status of the outdoor fitness court. Mr. Kowski replied that they are planning a Friday through Sunday kick-off weekend for summer with multiple events including the opening of the Outdoor Fitness at Bonnie Wenk which will have MCDC branding. They will also host an event for the opening of twelve new courts at the tennis complex.

**20-0061** Chairman Brewer called for the President's Report. MCDC President Cindy Schneible called attention to the final reports attached to the agenda. The fencing project at Chestnut Square is completed, and their report includes some great photos of the project. Heritage Guild's promotional grant final report indicated the successes of Farmers Market, the Ghost Walk and the Holiday Home Tour. Ms. Schneible noted that these events were all very successful and support the operational costs of Chestnut Square. She called attention to the Parade of Lights final report, stating that a Retail Coach cell phone analysis indicated that 30,000 people were in the downtown area on the day of the parade with about 20,000 present during the parade. She added that Retail Coach data typically accounts for about 80% of the total attendance. Ms. Schneible commented on the report from the Collin County History

Museum, stating that the museum has seen a 20% increase in visitors over and above the World War I event. The museum had visitors from eleven countries, 36 states, and 75% of the visitors were first time guests. Ms. Schneible reminded the Board that the deadline for the Retail Development Infrastructure Grants is January 31. She added that information about this grant was presented twice to the Downtown merchants, and she has had conversations with several people exploring the possibility of applying. She also reminded the Board of two upcoming Chamber events – the Annual Meeting and Quarterly lunch next Tuesday at the Sheraton and the McKinney Community Awards Celebration on February 21 starting at 6:00 p.m. at the Sheraton. Chairman Brewer thanked grant recipients for the work that goes into their final reports, stating that those reports lead the Board to a better understanding and provide useful information to consider the next time grant funding is requested.

**20-0062** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Odysseus Youth Orchestra (PC #20-01) in the amount of \$7,500 for the advertising, marketing and promotion of the 2020 Spring Concert Series and production of a promotional video. Chairman Brewer stated that the Promotional and Community Events Grant subcommittee met to review the applications in detail, and the Board will be provided with their recommendations for each application. She stated that subcommittee members are Secretary Barnes-Tilley and Board members Kelly and Mott. Board member Kelly added that Board alternate Bradford joined the subcommittee meeting, and he thanked her for her input. Mr. Kelly reported that it was challenging for the subcommittee to make decisions, especially considering that grant requests totaled more than \$120,000 and funds available are \$75,000 or 62% of the total applications. The

subcommittee started with 62% as benchmark across all applications, then made adjustments based on the committee's assessment of impact of the event, number of events included in each request and attendance projections. Starting with the Odysseus application, Mr. Kelly stated that the application included promotion for the concert series as well as a promotional video. The subcommittee does not recommend funding the promotional video, and recommends funding of \$4,000 for the concert series promotion and advertising. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member McGill, to approve funding in the amount of \$4,000 as recommended by the subcommittee. Chairman Brewer congratulated the orchestra on the \$4,000 grant awarded.

**20-0063** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by The Heritage Guild of Collin County (PC #20-02) in the amount of \$10,000 for the advertising, marketing and promotion of Historic McKinney Farmers Market and 2020 Ice Cream Crank-off. Vice Chairman Glew recused himself from the discussion and voting on Agenda Item 20-0063. Board member Kelly stated that the subcommittee recommendation is for \$7,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Chairman Brewer, to approve funding in the amount of \$7,000 as recommended by the subcommittee. Chairman Brewer congratulated the Heritage Guild on the \$7,000 grant awarded. Vice Chairman Glew returned to the dais following the discussion and vote. Chairman Brewer thanked the subcommittee again for their work, acknowledging the difficulty of the task. Board member Kelly stated that the subcommittee discussions were spirited with a lot of negotiations.

**20-0064** Chairman Brewer called for consideration/discussion/action on a



Promotional and Community Event Grant application submitted by SBG Hospitality (PC #20-03) in the amount of \$15,000 for the advertising, marketing and promotion of the 2020 McKinney St. Patrick's Day Festival. Board member Kelly stated that the subcommittee recommendation is for \$8,500 in grant funding. In a vote of 5-1-0, with Vice Chairman Glew voting against, Board members approved a motion by Board member Kelly, seconded by Board member McGill, to approve funding in the amount of \$8,500 as recommended by the subcommittee. Chairman Brewer congratulated SBG on the \$8,500 grant awarded.

**20-0065** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by St. Peter's Episcopal Church (PC #20-04) in the amount of \$7,500 for the advertising, marketing and promotion of the 2020 Empty Bowls Event. Board member Kelly stated that the subcommittee recommendation is for \$5,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve funding in the amount of \$5,000 as recommended by the subcommittee. Chairman Brewer congratulated Empty Bowls on the \$5,000 grant awarded.

**20-0066** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Collin County History Museum (PC #20-05) in the amount of \$9,275 for the advertising, marketing and promotion of the McKinney *Then and Now Exhibit*. Board member Kelly stated that the subcommittee recommendation is for \$6,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Treasurer Richardson-Woods, to approve funding in the amount of \$6,000 as recommended by the subcommittee. Chairman Brewer congratulated the museum on the \$6,000 grant awarded.

**20-0067** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by TUPPS Brewery (PC #20-06) in the amount of \$15,000 for the advertising, marketing and promotion of the 2020 TUPPS McKinney Music Festival. Board member Kelly stated that the subcommittee recommendation is for \$9,500 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Treasurer Richardson-Woods, to approve funding in the amount of \$9,500 as recommended by the subcommittee. Chairman Brewer congratulated TUPPS on the \$9,500 grant awarded.

**20-0068** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Game Day Foods (PC #20-07) in the amount of \$6,700 for the advertising, marketing and promotion of the 2020 Community Garden Kitchen Salsa Fest. Board member Kelly stated that the subcommittee recommendation is for \$4,500 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve funding in the amount of \$4,500 as recommended by the subcommittee. Chairman Brewer congratulated Game Day Foods on the \$4,500 grant awarded.

**20-0069** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Main Street (PC #20-08) in the amount of \$15,000 for the advertising, marketing and promotion of events and activities within the Historic Downtown McKinney Cultural District. Board member Kelly stated that the subcommittee recommendation is for \$12,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Chairman Brewer, to approve funding in the amount of \$12,000 as recommended by the subcommittee. Chairman

Brewer congratulated Main Street on the \$12,000 grant awarded.

**20-0070** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Lacrosse Club (PC #20-09) in the amount of \$9,150 for the advertising, marketing and promotion of the Fall 2020 Turlaxin' Lacrosse Tournament. Board member Kelly stated that the subcommittee recommendation is for \$6,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve funding in the amount of \$6,000 as recommended by the subcommittee. Chairman Brewer congratulated McKinney Lacrosse on the \$6,000 grant awarded.

**20-0071** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by ManeGait Therapeutic Horsemanship (PC #20-10) in the amount of \$7,000 for the advertising, marketing and promotion of the 2020 ManeGait Country Fair. Board member Kelly stated that the subcommittee recommendation is for \$4,400 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve funding in the amount of \$4,400 as recommended by the subcommittee. Chairman Brewer congratulated ManeGait on the \$4,400 grant awarded.

**20-0072** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Garden Club (PC #20-11) in the amount of \$11,280 for the advertising, marketing and promotion of the 2020 Garden and Home Tour. Board member Kelly stated that the subcommittee recommendation is for \$4,100 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Chairman Brewer, to

approve funding in the amount of \$4,100 as recommended by the subcommittee. Chairman Brewer congratulated McKinney Garden Club on the \$4,100 grant awarded.

**20-0073** Chairman Brewer called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Ovation Academy of Performing Arts (PC #20-12) in the amount of \$7,500 for the advertising, marketing and promotion of five shows in Spring 2020. Board member Kelly stated that the subcommittee recommendation is for \$4,000 in grant funding. Board members unanimously approved a motion by Board member Kelly, seconded by Treasurer Richardson-Woods, to approve funding in the amount of \$4,000 as recommended by the subcommittee. Chairman Brewer congratulated Ovation Academy on the \$4,000 grant awarded.

Chairman Brewer congratulated all grant recipients again, and stated that the total awarded today was \$75,000.

**20-0074** Chairman Brewer called for consideration/discussion/action on a request from Habitat for Humanity of Collin County to extend the term of the Loan Agreement executed with McKinney Community Development Corporation for Project #18-06, effective May 24, 2018 to April 30, 2020. President Schneible called attention to the letter from Habitat CEO Celeste Cox, adding that the current expiration date for the project underway is January 31, 2020. She stated that the project has experienced delays based on weather and other factors affecting the infrastructure improvements. She added that the project is close to completion, but there is some concern that the completion will be delayed and they are asking for an extension to April 30. Ms. Cox stated that the reason for the delay is partially due to the delay of the city's CIP project, which is closely tied to the Habitat project. In addition, an additional casement pipe in the utilities is delaying the retaining wall and other work

that must follow the wall. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member McGill, to approve the term extension.

**20-0075** Chairman Brewer called for a Public Hearing and consideration/discussion/action on Project #20-02, submitted by ManeGait Therapeutic Horsemanship in the amount of six thousand eight hundred dollars (\$6,800) for funding of directional and wayfinding signs at the ManeGait facility located at 3160 N. Custer Road, McKinney Texas. Amount requested represents 30% of total project cost. ManeGait Donor and Community Relations Manager Jennifer Moss thanked the Board for the Promotional Grant awarded today, stating that the event is important to ManeGait and leads to greater exposure for their mission. Ms. Moss stated that a lot of the signage at ManeGait is ten years old and worn, and they need new building, directional and parking signage throughout its 24-acre property. The plan is to replace existing signage with powder coated frames with metal inserts. A portion of this grant, \$6,800, includes new roadside signage, four disabled parking signs, 17 personnel only signs, an exit sign and four interchangeable directional signs. The interchangeable signs would remain the same most of the time, but would give them flexibility to change the signs during their two large events each year, the Country Fair which hosts about 2,000 guests and the Gala which hosts about 800 guests. The goal is to have the signs installed prior to the Country Fair on April 25. The signs will assist clients and guests on the property and ensure safety and enjoyment. ManeGait has 4,000 people annually, 70% of whom come from outside of McKinney. ManeGait is starting a new building phase in the next couple of years, and these signs will be able to be easily moved throughout the property as the facility expands. Danna Hamann, ManeGait's Marketing and Development Director, added that at a previous meeting, the Board

asked about the number of rider families that live in McKinney. Twenty-sever percent live in McKinney. She showed a sample sign to the Board to demonstrate the durability of the aluminum alloy powder coated product they are purchasing. Vice Chairman Glew about the type of fence that the electric fence sign will be on. Ms. Hamann stated that the fence is for the safety of the horses and does produce a light stun. Board member Kelly sought clarification on the movable aspect of the signs. Ms. Moss clarified that the posts are permanent and signs slide in and out when they are needed to be changed for events. Ms. Hamann added that the posts could be relocated if property renovations called for that, but the intent is to easily be able to change out signs for events. Board member Kelly asked where the remaining 70% of the project funds will come from. Ms. Hamann stated that they have been saving for this need in their operations budget. Chairman Brewer called for public comments, and there were none. Chairman Brewer called for a motion to close the Public Hearing. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Kelly, to close the Public Hearing. Chairman Brewer thanked Ms. Moss and Ms. Hamann for their thorough presentation and for honoring the five minute time limit.

**20-0076** Chairman Brewer called for a Public Hearing and consideration/discussion/action on Project #20-03, submitted by Habitat for Humanity of Collin County in the amount of \$773,224 for funding of critical home repairs for low income residents in McKinney (\$120,000); land acquisition and lot preparation for up to six lots for construction of homes under Habitat's Affordable Housing Program for low income residents in McKinney (\$300,000); Cotton Groves Amenity Center (\$250,000), foundation engineering costs (\$7,200); Park Land Dedication fees (\$61,854); tree trimming at Cotton Groves (\$9,800); Concrete Surface,

Playground (\$23,420); and engineering for shade structure (\$950). Amount requested represents 74% of project cost. Habitat CEO Celeste Cox thanked the Board for their ongoing to provide affordable housing in McKinney. She stated that their most recent audit confirms that 93% of every dollar donated goes to families for affordable housing solutions. The Habitat Restore and mortgages help offset operation costs, so they are able to serve more families. She reported that they added a full-time and a part-time construction staff due to the volume increase. They have also added two part-time staff in Family Services and a part-time intake processor, as they serviced 224 mortgages last year and received 400 applications in just one month. They also increased their media staff to full-time. Construction processes and communications have improved over the last year. Ms. Cox reported that sales in both the McKinney and Plano Restore locations have increased with change in management, and corporate partnerships increased with the merger in the southern part of Collin County with so many corporate offices in Plano. Ms. Cox reviewed progress on the neighborhood revitalization project stating that five projects are complete and seven are currently underway at various stages. She reminded the Board that a lot of the work they do is not beautification but needed repairs for seniors and low-income families. With the city's increase in code enforcement, they have seen more needs and requests. In addition, they've seen a 45% increase in applications for rehab projects over the last year. Common requests include ramps, bathroom accessibility, electrical updating, floor replacement, foundation repair and painting. Ms. Cox added that when they work on houses in the historic district, they meet beautification and historic guidelines. The revitalization portion of this grant request is \$120,000 and includes 30% of the total project cost for *Brush With Kindness*. The next portion of this grant request is \$300,000 for land acquisition. Ms. Cox stated that they are about to start building on their last buildable lot, and they will use 12-

18 lots for Cotton Groves in the next year. In the next 12 to 18 months, they will be out of land, and it takes up to 24 months to purchase, replat, rezone and prepare sites for homes. This portion of the request represents 50% of the land acquisition budget. The next portion of this request is \$250,000 for a 2,560 square foot amenity center at Cotton Groves. Ms. Cox stated that it will be similar to the facility at Merritt McGowan with a computer training room, an area for teenagers, a mobile book library upstairs and an open area downstairs. She stated that they already have some nonprofits who want to partner with them to provide various services including an eye clinic and a mobile farmers market. The goal is to bring services to the community because of lack of transportation. She added that Habitat will own and manage the amenity center. This portion of the request also includes the construction of a playground and shade structure. The total grant request of \$773,224 would serve 212 low income families. Ms. Cox also shared a list of other Habitat partners. Treasurer Richardson-Woods complimented Ms. Cox on the visuals in the presentation, adding that she appreciates seeing the work being done. She added that she is passionate about affordable housing and commended Ms. Cox on the work she and her staff are doing. Chairman Brewer commented that the amenity center will be a functional space that supports the community. Vice Chairman Glew asked President Schneible about the total budget for project grants, and Ms. Schneible replied that it is \$1.5 million. Vice Chairman Glew asked about the ability to phase the project that could potentially split this request into a second request later. Ms. Cox stated that they could potentially delay the *Brush With Kindness* rehab projects, and that with the applications already received, they would need to look for other funding sources to complete those projects. She added that the amenity center at Cotton Groves could not be delayed, as that project is ready to start. She stated that they could delay the land acquisitions, but that



would delay the start of new housing and the cost of land would continue to increase. Board member Kelly asked if there was a precedent or history of large project funding, 50% of our budget. President Schneible stated that the Cotton Groves project was just over \$800,000. She added that there is a precedent especially within the realm of affordable housing, and this grant request is in line with that precedent. Vice Chairman Glew added that the Board also approved \$800,000 for the federally-qualified health center, and added that typically Habitat for Humanity applications are large requests, and it's important to remember that 93% of their funding goes directly to affordable housing solutions. Mr. Kelly asked Ms. Cox if they have made funding requests from other community development corporations in Collin County. Ms. Cox explained that Plano doesn't have CDC funds, but they do receive some between \$200,000 and \$400,000 from Plano CDBG funds for land acquisition and home repairs in Plano, because there is little land left in Plano. She stated that different communities work in different ways, and added that they received five lots from the Princeton ISD last year. Ms. Cox added that they have a partnership with USDA for liens on properties. She confirmed that everything in this request is in McKinney. Mr. Kelly also asked if residents share in the responsibility for home repairs, and Ms. Cox stated that in addition to sweat equity, they pay back a portion of the cost of materials. She confirmed that Habitat is not a giveaway program, so all recipients partner with them in some way. Chairman Brewer asked if the city has a precedent to waive park land dedication fees, and City Manager Grimes clarified that park land dedication fees are not impact fees and they can be waived depending on the zone. He offered that it's a discussion we could have, but typically park land dedication fees are not waived because these people will be using parks and placing demands on the parks department. Chairman Brewer called for public comments, and there were none. Chairman

Brewer called for a motion to close the Public Hearing. Board members unanimously approved a motion by Board member McGill, seconded by Treasurer Richardson-Woods, to close the public hearing.

**20-0077** Chairman Brewer called for a Public Hearing and consideration/discussion/action on Project #20-04, prepared by McKinney Community Development Corporation in the amount of thirty-six thousand eight hundred dollars (\$36,800) for funding the purchase and installation of eight benches to be located around the perimeter of McKinney Performing Arts Center. Amount requested represents 100% of project cost. President Schneible stated that this grant request was initiated as a request from MCDC Board members last fall after Oktoberfest. Ms. Schneible reminded the Board of their mission to work proactively to enhance the quality of life in McKinney. This request is for additional benches around the perimeter of the MPAC, and falls within at least two of the Board's strategic priorities. First is to support enhancements that involve destination retail and dining, which the Downtown and Cultural Arts District does. The second is to support amenities in the Cultural District and in East McKinney. Ms. Schneible stated that there are currently three benches around the MPAC, one was donated by MCDC and two were donated by the McKinney Garden Club. This request is to replace those three benches and add five more, building all eight with the same style to provide consistency and cohesive aesthetic appeal. Each would include a plaque identifying the donation from the MCDC. She added that this project is permissible under the Texas Government Code. The proposed budget includes \$24,000 for eight benches at \$3,000 each. Since the completion of the application, they have received bids as low as \$2,300 per bench. Ms. Schneible shared photos of the existing benches in the Downtown area and some in Bonnie Wenk Park, as well as photos of possible new benches. She also shared a schematic that

showed one scenario for placement of the new benches. She stated that she met with staff from Main Street, Parks and Recreation and Historic Preservation, and other placement possibilities were discussed. They are investigating various options for pads including pavers or colored stamped concrete. If the Board wants to proceed, Ms. Schneible will continue to work with staff to select the bench, select a pad option and consider placement options. This grant request is for up to \$36,800 with the goal of finding the best and most cost-efficient solution that enhances the Downtown area. Board member Kelly asked about working with Parks and Recreation on purchase contracting, and Ms. Schneible stated that they are doing that. She added that they are looking at possibly replacing the trash receptacles around the square at the same time to find a product that complements the benches. The trash receptacles will be a Parks contribution. Vice Chairman Glew asked if Amy Rosenthal will be included in on the design, and Ms. Schneible affirmed that she was. Mr. Glew also inquired about making sure there is signage that credits the Garden Club, and Ms. Schneible stated that they discussed an additional garden plaque to maintain their recognition. They will also present the option of relocating those benches to another park location. Chairman Brewer called for public comments. Kurt Kuehn, 5509 Fox Chase Lane, spoke on behalf of himself and Dave Clarke, in support of this project. Chairman Brewer called for a motion to close the Public Hearing. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member McGill, to close the Public Hearing. Chairman Brewer stated that the projects presented today represent about 52% of the total budget for Project Grants.

**20-0078** Chairman Brewer called for consideration/discussion/action on the 2020 Quality of Life Award nominations, and reviewed the voting procedures, reminding the board that a majority vote is needed and they will be voting

by show of hands. Chairman Brewer nominated Candidate E for the individual award. She acknowledged that all the nominees are exceptional, and this is a tough decision. She also suggested that the Board keep all nominees in mind for future years. Vice Chairman Glew agreed that Candidate E was a great choice, and stated that this individual's level of effort, creativity and fiscal responsibility is phenomenal, especially considering that it is all on a volunteer basis. Chairman Brewer asked for additional nominees, and there were none. She called for a vote, and a show of hands indicated unanimous support for Candidate E. Chairman Brewer opened discussion for the organization award, and nominated Candidate D and Candidate E as joint recipients. She added that both of these organizations are fairly new and are instrumental in the current climate. Vice Chairman Glew added his support for these as joint recipients, stating that in addition to the nomination forms, the videos at the State of the City lunch really represented how these groups serve McKinney. Board member Kelly commented that there is great value provided by Candidate C. Chairman Brewer added that all of the nominees are great organizations and those who made the nomination did a great job of showing that they are all deserving of the award. Treasurer Richardson-Woods and Board member McGill agreed that a joint nomination for Candidates D and E is a valuable consideration. Vice Chairman Glew nominated Candidate C. Chairman Brewer called first called for a vote for D and E, and a show of hands indicated unanimous support for a joint award for those two candidates.

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

Chairman Brewer called for board or commissioner comments. Treasurer Richardson-Woods wished Chairman Brewer a happy birthday and presented a card from the Board. Ms. Richardson-Woods thanked the grant subcommittee for their due diligence, acknowledging that it was a difficult task. Board member Bradford added that

while the subcommittee discussion was a very vigorous one, it was enjoyable. She added that she appreciates working with this group that clearly has the best interest of the community at heart. Board member Kelly thanked President Schneible and Linda Jones for their preparations prior to and support during the subcommittee meeting.

Chairman Brewer recessed the meeting to Executive Session at 9:19 a.m. in accordance with the Texas Government Code, and announced that there would be no action taken following the Executive Session. Items to be discussed under Section 551.072 regarding real property and Section 551.087 regarding economic development matters were Project Moe and District 121.

Chairman Brewer reconvened the meeting of the McKinney Community Development Corporation back into regular session at 10:02 a.m.

Chairman Brewer announced the winners of the Quality of Life Awards. The Individual Quality of Life Award recipient is Mary Carole Strother. There will be two recipients for the Organization Quality of Life Award, the McKinney Police Department Neighborhood Police Officer Unit and the McKinney Fire Department Community Healthcare Program.

Chairman Brewer called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Bradford, to adjourn. Chairman Brewer adjourned the meeting at 10:04 a.m.

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MARY BARNES-TILLEY  
Secretary