

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 28, 2021

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, October 28, 2021 at 8:00 a.m.

Board Members Present: Chairman Jackie Brewer, Vice Chairman Rick Glew, Secretary Mary Barnes-Tilley, Treasurer Angela Richardson-Woods, and Board Members David Kelly and Deborah Bradford.

Board Alternate Present: David Riche.

Ad Hoc Member Present: Joy Booth.

Absent: None

Council Members Present: Councilwoman Gere Feltus.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Director of Strategic Services Trevor Minyard, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Main Street and MPAC Director Amy Rosenthal, Visit McKinney Sales Manager Rachel Tamez and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Brewer called the meeting to order at 8:00 a.m. after determining that a quorum was present. She announced that today is National Chocolate Day, and there are chocolate candies for everyone. Today is also National First Responders Day. The word for today is respect. Ms. Brewer encouraged everyone to treat others with respect. Board member Deborah Bradford offered an invocation which was followed by the Pledge of Allegiance.

21-0955 Chairman Brewer administered the Oath of Office for New and Reappointed Board Members Mary Barnes-Tilley, David Kelly and Deborah Bradford, Board Alternate David Riche and Ad Hoc Member Joy Booth.

21-0956 Chairman Brewer called for the election of MCDC officers, asking for nominations for Board Chair. Board member Kelly thanked Chairman Brewer for her service and leadership as MCDC's Board Chairman. He then nominated Angela Richardson-Woods for Board Chair, and there were no other nominations. Board members unanimously approved a motion by David Kelly for Angela Richardson-Woods to be elected Board Chair. Chair Richardson-Woods asked for nominations for Vice Chair. Rick Glew nominated Mary Barnes-Tilley, but she declined. David Kelly nominated Kathryn McGill, and there were no other nominations. Board members unanimously approved a motion by Board member Kelly to elect Kathryn McGill as Vice Chair. Chair Richardson-Woods asked for nominations for Secretary. Kathryn McGill nominated David Kelly, and there were no other nominations. Board members unanimously approved a motion by Vice Chair McGill to elect David Kelly as Board Secretary. Chair Richardson-Woods asked for nominations for Board Treasurer. Rick Glew nominated Mary Barnes-Tilley, and there were no other nominations. Board members unanimously approved a motion by Rick Glew to elect Mary Barnes-Tilley as Board Treasurer. Chair Richardson-Woods thanked all past officers for their leadership and service.

Chair Richardson-Woods called for public comments on items not related to public hearings, and there were none.

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

21-0957 Minutes of the McKinney Community Development Corporation Marketing Committee Meeting of October 4, 2021.

21-0958 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 14, 2021.

- 21-0959** Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee of September 13, 2021.
- 21-0960** Minutes of the McKinney Community Development Corporation Meeting of September 23, 2021.
- 21-0961** Chair Richardson-Woods called for the Financial Report. Financial Compliance Manager Chance Miller shared the September financials. Revenues for September were \$1.6 million with expenditures of \$772,000, mostly for projects and Parks construction. This resulted in a net increase for the month of just over \$700,000. Sales tax for September is for July sales and showed a 14.2% increase over 2000, bringing the year-to-date increase to about 13%. During the same time, Allen saw an increase of 16.1%, Frisco saw an increase of 36.9% and Plano saw an increase of 16.7%. Chair Richardson-Woods asked for questions on the Checks Issued report, and there were none.
- 21-0962** Chair Richardson-Woods called for Board and Liaison Reports.
- City of McKinney. Director of Strategic Services Trevor Minyard shared that City Manager Paul Grimes was attending Bisnow event at the Sheraton McKinney Hotel. Mr. Minyard reported that redistricting efforts, made necessary by McKinney's explosive growth and the results of the 2020 census, are now underway. He announced that the State of the City event is November 4 and encouraged participation. Mr. Minyard added that the new City Hall is in the design phase and will be a cornerstone development on the east side of McKinney. He announced the cross-town rivalry between McKinney Boyd and McKinney High is this Friday. He asked for questions, and there were none.
- Visit McKinney. Sales Manager Rachel Tamez reported that the Visit McKinney Board will be reviewing promotional grant applications from

Ovation Academy for Shakespeare in the Park, McKinney Philharmonic and Greater North Texas Youth Orchestra, Millhouse Foundation for the Arts Festivals (five events), 25 Revolutions for a full documentary about the 25th Texas Music Revolution and McKinney Restaurant Council for McKinney Rocks. Total requested is \$47,841, and total available for this cycle is \$15,000. Ms. Tamez announced that McKinney was recently recognized as a Convention South Reader's Choice winner, which puts McKinney in the top 415 meeting sites and destinations in the South. This is the sixth time McKinney has made the list. She reminded the Board that the NCAA D2 Championships will be in McKinney on December 18 and will be broadcast on ESPN-U. Surrounding events include Fan Fest on December 17 at TUPPS, and Tacos, Tequila and Cerveza December 17-19. All events can be found at facebook.com/d2mckinney. Additionally, the Drum Corps International (DCI) showcase will be coming to McKinney July 24-26, 2022. Events surrounding the DCI event include a drumline battle at TUPPS on July 25 and a camp and competition at MISD stadium on July 26. Ms. Tamez acknowledged the success of Día de los Muertos and McKinney Wine & Music Festival. She added that McKinney hosted the Ninety-Nines International for their South Conference at the Sheraton. Several of the woman aviators flew into the McKinney National Airport, and they shared positive comments about the airport. She reminded the Board that the free historic walking tours are continuing with the last two of the year on November 20 and December 18. Ms. Tamez asked for questions, and there were none.

McKinney Economic Development Corporation. President Schneible stated that MEDC staff is at the Bisnow event and directed the Board to their report attached to the agenda.

McKinney Main Street/MPAC. Director Amy Rosenthal expressed appreciation to Board members Brewer and Glew for their support and

leadership and congratulated the new officers on their elections. She shared that Oktoberfest was the most successful to date with over 67,000 in attendance. She announced upcoming MPAC events including a dance band on December 12, a bluegrass band on December 13, Texins Jazz on December 14, and an evening of inspirational jazz on December 20. She announced that the Christmas tree arrives on November 16. Home for the Holidays will include the lighting of the Christmas tree on November 26 followed by a Mosaix concert, Small Business Saturday on November 27, a Menorah lighting on November 30, and a 3e prayer gathering on December 2.

McKinney Parks and Recreation. Director Michael Kowski congratulated the new Board officers and shared appreciation for the leadership of Board members Brewer and Glew. He shared that they have received great comments about all of McKinney's recent events, reiterating that you do not have to leave McKinney to find something for everyone in the family. He thanked his team for all the behind-the-scenes work needed to make all these events happen. Mr. Kowski thanked the Board for supporting the McKinney Philharmonic Orchestra who performed at Towne Lake following Trick or Treat Trail. Mr. Kowski provided updates on some major Parks projects including:

- Fifth and final phase of renovation at Finch Park will begin soon and will include new splash pads, new playground equipment and more pickleball courts;
- Prestwyck Park near Coit and 380 will be open in about a month;
- Old Settler's Rec Center has new playground equipment, new pavilion and new sports court;
- Bathroom is being constructed at Al Ruschhaupt; and
- Ninja gym at Apex should be open by December.

Mr. Kowski added that there are many opportunities to volunteer at the parks. Dallas Off-Road Bike Association (DORBA) volunteers are providing ongoing support at Erwin Park improving trails. The Restore the Canopy project along Wilson Creek will be November 6, and volunteers and staff will plant 1,600 trees that day. Mr. Kowski shared that the Armed Services Memorial Board is hosting a Veterans Day service at 11:00 AM on November 6. Mr. Kowski announced that staff will be attending the Texas Recreation and Parks Society North Region Conference, where they will receive five awards for McKinney. This represents one-third of all awards that will be presented. Mr. Kowski invited the Board to participate in the Open Spaces and Trails tour on November 13 from 8:00 to noon. Board member Brewer reminded the Board that we will be doing our adopt-a-spot cleanup that same afternoon. Board member Brewer asked if the new Ninja course at Apex will be available for private party rental, and Mr. Kowski said they are working on a system to allow for signups. Secretary Kelly asked Mr. Kowski to notify MCDC when the Ninja course is complete and open. Ms. Brewer also expressed appreciation and thanks to the Parks maintenance team.

TUPPS Brewery Destination Subcommittee. Board member Kelly reported that the subcommittee continues to meet frequently including two meetings this week. Work continues on finalizing the GMP, and discussions continue to keep the community aspects of the project on the priority list.

One Heart McKinney. Board member Glew shared that planning meetings have continued weekly. Discussions and recommendations for the future are aligning with MCDC's original vision. To ensure that the vision matches community needs, they are conducting a survey of residents who would likely be served through a collaborative program.

Chair Richardson-Woods thanked Board members for their many hours dedicated to this project.

21-0963 Chair Richardson-Woods called for the President's Report. President Schneible congratulated the new Board officers and thanked Board members Brewer and Glew for their leadership the last two years. She called attention to the reports attached to the agenda including the grants awarded in 2021 and the grant promotions report. She highlighted the final report from Heritage Guild for improvements to Dulaney House, Dulaney Cottage and Chapel at Chestnut Square. Ms. Schneible congratulated Jason Hernandez and all who worked on the Día de los Muertos event, adding that Mitchell Park was transformed for the day, and they successfully created an atmosphere of celebration. She added that Retail Coach reports showed 2,500 at the actual event and 23,000 in Downtown that Saturday. Ms. Schneible reminded the Board of three MCDC-funded events coming up – Home for the Holidays, Rotary Parade of Lights and NCAA D2 Championship. Ms. Schneible reminded the Board of two upcoming grant cycles. Promotional Grant applications will be accepted from November 1-30 with presentations to the Board in December, and Project Grant applications will be accepted December 1-31 with presentations in January. Ms. Schneible asked for questions and comments. Secretary Kelly and Board member Brewer added their congratulatory comments to Jason Hernandez, Beth Bentley and others who made the Día de los Muertos event so spectacular.

21-0964 Chair Richardson-Woods called for an update on Project 4B19-08, submitted by The North Texas Family Health Foundation for horizontal infrastructure costs related to construction of a federally qualified health center (Family Health Center on Virginia). Marketing and Outreach Consultant Valerie Lengel added compliments for the amazing Día de los Muertos celebration. She shared photos of the Family Health Center

on Virginia, adding that they are nearing their one-year mark since opening the new facility. The mission of the health center is to be a patient-centered medical home providing medical, dental, behavioral health and women's health in one location. They serve infants through seniors with respect and dignity. The health center serves the low income and underserved population in a place where they can feel safe and be proud. This facility opened during the pandemic and provides primary care services including wellness, dental and sick care. They saw 3,000 unique patients in 2019, 4,000 in 2020, 6,000 in 2021, and they will record more than 21,000 clinic visits by the end of 2021. The health center has been able to increase their mental health services through telemedicine. Most patients come to the health center in a time of medical crisis, but they hope to transition those patients to ongoing preventive care. The majority of patients are women between the ages of 25 and 45, and 90% come from McKinney and Collin County. Secretary Kelly asked about the drop-off of patients between newborn and age 2, and Ms. Lengel shared that it may be because they didn't have pediatric care prior to moving to this facility. Ms. Lengel stated that they do not turn away patients regardless of their ability to pay or their insurance status. The health center is able to provide health care to all because of its financial model which includes fully insured patients. In 2018, the health center was providing services from an 8,000 square foot facility. The new facility is 25,000 square feet. They currently have two pediatricians and will hire another within six months. Additionally, they have recently hired a Regional Site Director and a Patient Navigator. Most patient referrals come from the area ISDs, Region 10 Headstart Program, nonprofits like Lifepath Systems and One Heart McKinney, other health systems and area coalitions like McKinney Hunger Free Coalition and Senior Service Alliance. Ms. Lengel encouraged Board members to tour the facility if they haven't already, and she thanked the

Board for their support. Chair Richardson-Woods asked if they provide transportation for patients. Ms. Lengel explained that they do not currently provide transportation, but they do provide vouchers for on-demand transportation services offered through the city. Those vouchers are being utilized. She added that many patients walk to the facility. They hope to implement transportation service at some point in the future. Chair Richardson-Woods also asked if they provide COVID vaccinations, and Ms. Lengel replied they do provide them by appointment. Board member Brewer asked if they find patients through community outreach efforts, and Ms. Lengel clarified that they promote their services through the organizations mentioned, adding that many of the patients who come from outside the county are referred to them because they are on Medicaid or CHIP. Additionally, patients will refer others. Chair Richardson-Woods encouraged promoting the fact that fully insured patients are welcome. Ms. Lengel added that the MCDC grant and other funds raised were for the facility itself, and they are proud to be self-sustaining because of their financial model. Board member Bradford expressed interest in scheduling a tour. Linda Jones indicated she will coordinate with Ms. Lengel. Secretary Kelly asked how they reach out to non-English speaking population. Ms. Lengel said that they have collateral in Spanish, and she is bilingual and presents information to those populations through the school districts. She added that they have translation services onsite for a number of languages. Vice Chair McGill asked how they reach the senior population, and Ms. Lengel said they work with the Senior Services Alliance, the Senior Rec Center and Towne Creek apartments which provide low-income residences for seniors. They also have an ad in the Senior Resource Guide. Ms. McGill suggested they consider promoting through Meals on Wheels as well. Board member Glew thanked the health center for its participation with the One Heart McKinney initiative, adding that collaboration with the

health center is fundamental to the success of that concept. Treasurer Barnes-Tilley acknowledged the rise of mental health issues and shared appreciation that Collin College can refer students to the Family Health Center on Virginia. She added that the college may be able to partner with the health center by placing students as Spanish and deaf translators.

21-0965 Chair Richardson-Woods called for Training on Type B Corporate Requirements: Type B Permissible Projects and Related Issues. Attorney Jeff Moore, Attorney with Brown & Hofmeister, presented Type B corporate training which included:

- required public notice and executed agreements prior to funding projects;
- board make-up, appointment and terms of MCDC;
- roles of MCDC and Council in funding approval process;
- quorum definition, open meetings requirements, MCDC bylaws, and state reporting requirements;
- permissible projects; and
- definition of and guidelines surrounding primary job creation component of projects.

Chair Richardson-Woods called for Board comments. Board member Bradford thanked the Council for her appointment to the Board and expressed appreciation to President Schneible and Board members Brewer and Glew for their mentorship and leadership. Treasurer Barnes-Tilley offered congratulations to Joy Booth and David Riche on their appointments and to all the new Board officers. She thanked Board member Brewer for her thoughtful leadership and approach to conducting the meetings, and she thanked Board member Glew for thinking through questions to bring forward on various agenda items and projects. Secretary Kelly welcomed Board member Bradford to the dais and expressed appreciation for her full participation during her time as Board alternate. He welcomed Joy Booth and David Riche and congratulated the new officers. Vice Chair

McGill stated that it is an amazing opportunity to serve with each member of this Board and recognized Board member Glew for his dedication and extra hours spent working with our partner organizations. She welcomed Joy Booth and David Riche and encouraged them to be fully engaged. She acknowledged Board member Brewer's tremendous leadership. Vice Chair McGill called attention to the flyer for Habitat's Santa's Kids holiday drive and encouraged everyone to participate by bringing items to the November Board meeting. Board member Glew thanked Board member Brewer for her professionalism, empathy, leadership and example. He thanked all Board members for their support. He welcomed Joy Booth and David Riche and encouraged them to be actively involved outside of these meetings. Board member Brewer thanked Joy Booth and David Riche for attending the meeting and encouraged them to use this time to learn as much as they can about MCDC and what the organization does. She thanked everyone for allowing her to lead for two years and expressed excitement to work with the new team of officers. She thanked Board member Glew for the support and many hours of work and participation outside of regular meetings. She thanked everyone for their participation in adopt-a-spot and the Love Life Foundation backpack drive. Ms. Brewer congratulated Chair Richardson-Woods and expressed her confidence in her leadership. Chair Richardson-Woods congratulated the Leadership McKinney Class of 2021. Ms. Richardson-Woods and Linda Jones both graduated from this class. She added her congratulations to Jason Hernandez, Beth Bentley and others for the success of the Día de los Muertos events. She also congratulated Joy Booth and David Riche for their new appointments and thanked them for their willingness and commitment to serve. She also congratulated members Barnes-Tilley, Bradford and Kelly for their reappointments. She thanked Board members Brewer and Glew for their dedication and leadership and servant example. She also thanked President Schneible and Linda Jones for their work with the Board. She also thanked the Council and City Manager Grimes for their leadership and allowing Board members to serve our community.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none. Board member Glew congratulated Joy Booth for her Volunteer McKinney award.

Chair Richardson-Woods recessed the meeting into Executive Session at 9:30 a.m. in accordance with the Texas Government Code. Items to be discussed regarding personnel matters include the MCDC President's Performance Evaluation. Items to be discussed regarding economic development matters include Project Bluesky, Project Handle and Project 20-09 (TUPPS Brewery and Entertainment Destination).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:01 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Secretary Kelly, seconded by Vice Chair McGill. Chair Richardson-Woods adjourned the meeting at 11:03 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
Chairman

DAVID KELLY
Secretary