

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**MAY 27, 2021**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, May 27, 2021 at 8:00 a.m.

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

Board Members Absent: Secretary Mary Barnes-Tilley.

Council Members Present: Mayor George Fuller, Councilman Frederick Frazier and Councilman Justin Beller.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Kim Flom, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Main Street/MPAC Director Amy Rosenthal, Visit McKinney Director Dee-dee Guerra, MEDC President Peter Tokar, City Secretary Office Administrative Assistant Blenda Sims, Records Specialist Juametta Terrell and MCDC Administrative and Marketing Coordinator.

Chairman Brewer called the meeting to order at 8:02 a.m. Chairman Brewer announced that it is National Cellophane Tape Day and National Popsicle Day. She shared the thought for the day is self-care and encouraged everyone who spends time volunteering and giving back to the community to take care of themselves. Pastor Leroy Armstrong, Proclaiming the Word Ministries and Board Chairman for 3e, led the invocation, which was followed by the Pledge of Allegiance.

Chairman Brewer announced that Board member Bradford was seated at the dais today with Secretary Barnes-Tilley being absent. She called for public comments on agenda items, and there were none.

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

MCDC MINUTES

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- 21-0321** Minutes of the Joint Meeting of the McKinney City Council, McKinney Economic Development Corporation and McKinney Community Development Corporation and City Council Work Session of March 23, 2021.
- 21-0322** Minutes of the Joint Meeting of the City Council, McKinney Economic Development Corporation and McKinney Community Development Corporation of April 6, 2021.
- 21-0454** Minutes of the McKinney Community Development Meeting of April 22, 2021.
- 21-0455** Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of April 8, 2021.
- 21-0456** Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of April 21, 2021.
- 21-0457** Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of May 5, 2021.
- 21-0458** Minutes of the McKinney Community Development Nonprofit Collaborative Project Subcommittee Meeting of April 8, 2021.
- 21-0459** Chairman Brewer called for an update on 2021 McKinney Board and Commission Member Appointments. City Secretary Office Administrative Assistant Blenda Sims announced that Council will make Board and Commissions appointments on August 24, 2021 for the October 1, 2021 through September 30, 2023 term. Applications are due Friday, June 18, 2021, and interviews will be conducted during July and August. She shared the term expiration dates for MCDC Board members and emphasized that the following current Board members and Board alternate must reapply by the deadline to be considered for

reappointment: Mary Barnes-Tilley, David Kelly, John Mott and Deborah Bradford. Ms. Sims reminded those Board members that, if reappointed, they will need to complete the Board Member Orientation prior to October 1, 2021.

**21-0460** Chairman Brewer called for the Financial Report. Financial Compliance Manager, Chance Miller, shared that for the month of April, revenues were \$1.1 million, including \$300,000 in interest income. Expenses for the same period were \$1.7 million, including \$1.4 million in parks construction, resulting in a net deficit of about \$600,000. Year-to-date, MCDC has a net deficit of \$55,000. Sales tax for April is related to February sales and showed a 13.6% decrease over 2020. When factoring out audit collections, we would have seen a 4.6% increase. Even with this decrease, MCDC's has an overall year-to-date increase of about 7%. During the same period, Frisco stayed relatively the same, Allen saw a 6.3% increase, and Plano saw a 4.5% increase. Mr. Miller asked for questions and responded to a question from Chairman Brewer regarding examples of companies that would fall into the Information Industry category on the sales tax report. Chairman Brewer asked for questions on the April Checks Issued Report, and there were none.

**21-0461** Chairman Brewer called for Board and Liaison Reports.

Board Chair. Chairman Brewer complimented the Love Life Foundation on the Women in Service luncheon held on May 6. She encouraged Board members to support Love Life's Backpack and School Supplies Drive by purchasing and filling a backpack with school supplies and bringing it to the July Board meeting.

City of McKinney. City Manager Paul Grimes welcomed Angela Richardson-Wood back to the MCDC dais and thanked her for her interim service on Council. He shared that newly elected Council members, Justin Beller (District 1) and Gere Feltus (District 3), will be spending the

next few weeks learning about City projects and being provided an orientation to projects that include City Hall, East McKinney Development and Neighborhood Preservation Development projects, Parkland Dedication Fees Policies, Development Code updates, McKinney National Airport and Capital Improvement Program priorities. He shared that the AT&T Byron Nelson was a huge success for McKinney, adding that having a smaller crowd this year provided a learning opportunity and that City staff is undertaking a thorough after-action review with the Salesmanship Club to determine improvements and changes needed for next year. Mr. Grimes stated that the budget process for FY 22 is underway, and the challenge before staff is that new asks total \$28 million with available budget of \$6 to \$7 million in new revenue. Staff will present a balanced budget to Council in mid-August. He shared that the biennial citizen survey is being evaluated and there is a lot of data related to MCDC's strategic priorities including preservation of open land. Board member Kelly asked if the new Council liaison appointments have been decided, and Mr. Grimes stated that Council is still discussing the appointments. Vice Chairman Glew asked if the citizen survey revealed any shifts in citizen priorities. Mr. Grimes responded that there were no significant shifts, adding that open lands is a higher priority and interest in transit decreased a little. Chairman Brewer asked how the City approaches protecting open spaces. Mr. Grimes explained that the recent bond funding approved by McKinney voters allows purchase of land for additional open space. He reminded the Board that Parks has a master plan they are working to implement. Board member Kelly asked about changes to parkland dedication fees. Mr. Grimes shared that the City is working with a consultant regarding a proposed revision to fee schedule and how the changes would be rolled out. The challenge going forward will be how to address the growing demand that comes from new residents. Treasurer Richardson-Woods asked about preserving land for

attainable housing. Mr. Grimes shared that staff is working with a consultant to develop a strategy to present to Council regarding housing options for first time home buyers and affordable rentals, adding that this is a regional and national issue.

Visit McKinney. Visit McKinney Director Dee-dee Guerra shared that they are receiving RFPs for corporate group travel and weddings. She announced that the youth tennis team coached by Matt Hanlin at The Courts recently secured an international tournament. Ms. Guerra thanked Treasurer Richardson-Woods for her willingness to play in the Pickleball Celebrity tournament that was unfortunately rained out. She reminded the Board that the tournament was a huge success despite dealing with the weather. Ms. Guerra expressed appreciation for MCDC's partnership with the Chamber Awards, Tourism Week and the AT&T Byron Nelson, adding that the city received significant positive press from the Byron Nelson. She shared that the McKinney Restaurant Council may be working on a "taste of McKinney" video. The Restaurant Council was formed, by the McKinney Chamber during COVID with overall goals related to advocacy, promotion and regulations. Ms. Guerra announced that they have hired a new Sales Manager who will start with Visit McKinney on June 28.

McKinney Economic Development Corporation. President Tokar directed the Board to the MEDC report attached to the agenda. He added that the MEDC hosted a suite at the AT&T Byron Nelson with over 200 guests attending, many from out of town. They look forward to working with some of the prospects moving forward. Mr. Tokar announced that Madison Clark will be re-engaging the BRE program and working with BRE partners including MCDC, Chamber and Visit McKinney. Vice Chairman Glew made some suggestions regarding how the City can better utilize the shared marketing spaces at the Byron Nelson. Board member McGill shared that while the giveaways were popular this year,

there are additional items to explore, and she agrees with Mr. Glew that there a great opportunity to engage people in learning more about what McKinney has to offer.

McKinney Main Street/MPAC. Director Amy Rosenthal thanked MCDC for inviting Main Street to join in with the Byron Nelson booth. She shared that in March sales tax in Downtown was up 81% compared to March 2020 and up 13% compared to March 2019. She reminded Board members that the Texas Music Revolution is June 4-5 and will feature almost 100 bands on outdoor stages and in the stores and restaurants. She encouraged everyone to download the TMR app and come to Downtown for the festivities. Other upcoming events in the Historical District include the city-wide Juneteenth Celebration at Finch Park on June 19 and the Red, White and Boom parade and fireworks on July 3.

McKinney Parks and Recreation. Director Michael Kowski invited Board members to attend the Memorial Day celebration at Veterans Park on Saturday, May 29, at 10:00 a.m. He stated that July is National Parks and Recreation Month, and they will be hosting grand openings and other events throughout the month. He added that most city pools are opening May 29. He added that Apex Centre memberships continue to climb and shared that summer camps are sold out. Mr. Kowski reminded the Board of the June 10 MCDC/Parks joint meeting where Parks Department will outlay goals and strategies for FY 22. Chairman Brewer asked about enrollment at the Senior Recreation Center. Mr. Kowski replied that they have about 1,300 currently returning, which is about half of what they had at their peak enrollment, and he is encouraged by this number. Mr. Kowski verified that the continuing construction at the Senior Center is for the parking lot expansion. Vice Chairman Glew asked about the timeline for Apex expansion design plans. Mr. Kowski announced that their first small committee meeting is this Friday that will kick off the next six to ten months of work. Chairman Brewer encouraged other Boards and groups

to volunteer with the Parks Department by adopting a spot for cleanup.

TUPPS Subcommittee. Board member Bradford shared some highlights on the TUPPS project. The subcommittee (Vice Chairman Glew, Treasurer Richardson-Woods and Board members Kelly and Bradford) have met with Keith Lewis and Chase Lewis twice since the last MCDC Board meeting. The TUPPS team worked with MFD to alter the width of fire lanes to create more green space and the hammerhead option is still a possibility that could create even more green space. When the site plan goes to the Planning and Zoning Commission for review and approval, commissioners will likely be asked to consider several exceptions. The TUPPS team is still looking for some façade solutions to comply with zoning ordinances. Sound control options are still being explored. The group discussed potential elements for a community ground-breaking event which may feature speakers, food and drink, kids' activities, live music and information tables – all with a targeted focus to engage and serve East McKinney and District 1 residents. Ms. Bradford reported that TUPPS brewery sales hit record highs in March and April. Board member McGill thanked the TUPPS subcommittee for the extra time they are devoting to making this project a success and shared that the onsite tour was informative and helpful for envisioning the transformation. Vice Chairman Glew shared his appreciation for the Fire Department and City Manager's staff for being open to exploring acceptable alternatives to the fire lanes initially proposed for the site which will have a significant impact on the site design. Chairman Brewer also shared that the tour was great and thanked all the Board members for their additional contributions through the Board subcommittees.

**21-0462** Chairman Brewer called for the President's Report. President Schneible directed the Board to the reports attached. She highlighted the comprehensive report from Empty Bowls, sharing that they had an

attendance of about 30% of attendees were from outside of McKinney. Empty Bowls was able to donate a total of \$50,000 to Community Lifeline Center and Community Garden Kitchen. Ms. Schneible reminded the Board that a link to National Citizens Survey presentation that Mr. Grimes referred to was forwarded and she encouraged them to review the information as it relates to MCDC strategic planning. Ms. Schneible thanked Linda Jones for her work coordinating the booth at the AT&T Byron Nelson and thanked those Board members who volunteered. She shared that she met with Chamber representatives regarding the new Balanced Housing Task Force, and Board member Bradford will represent MCDC on that team. She reminded Board members of the upcoming joint meeting with the Parks Advisory Board. Ms. Schneible addressed the \$150,000 grant approved for the City's Housing and Community Development Department for the Property Maintenance Program to aid low income residents in McKinney. Currently \$90,000 of those funds have been spent. The grant is currently scheduled to expire on June 30, 2021. Ms. Schneible asked if board members were interested in considering an extension of the term to allow the remainder of funds to be used. Board members indicated they were willing to consider the extension. An agenda item will be included for the June meeting. Ms. Schneible reminded Board members that promotional grant applications are due on May 31, and project grant applications will be accepted from June 1 through June 30. Chairman Brewer commented on the excellent final report from Empty Bowls and encouraged other grant recipients to offer the same thoroughness in their reports.

**21-0463** Chairman Brewer called for an update on Project 4B 20-06, submitted by Hugs Café for purchase and installation of greenhouse heaters, electrical infrastructure and misters. Hugs Director of Development Lauren Smith reminded Board members that the goal of Hugs Café and Hugs



Greenhouse is to enhance the lives of adults with special needs through training and employment. She shared the new official address for the greenhouse, adding that they are open from 9:00 a.m. to 3:00 p.m. Tuesday through Saturday and that they also sell their plants at Farmers Market at Chestnut Square. Ms. Lauren stated that grant funded power infrastructure, the purchase and installation of heaters and misters and the installation and infrastructure for one propane tank to fuel the heaters. Their project came in \$11.38 under budget. She shared that COVID brought its challenges to the team, but volunteers stepped up to make deliveries. Ms. Smith announced that because of this grant and the project it funded, Hugs Greenhouse has hired two new employees, all employees have acquired new skills, and they yielded \$15,125 in additional sales directly related to the ability to grow during off-season. Ms. Smith showed videos and photos demonstrating their successes due to this grant. Vice Chairman Glew asked if Hugs works with HOAs for flowers and plants for neighborhood common areas. Ms. Smith replied they have established some relationships and are working to further those. Mr. Glew suggested that Board members and others reach out to their HOAs to start a conversation with Hugs. Treasurer Richardson-Woods and Board members Kelly and McGill all complimented Ms. Smith on her report and shared their excitement for their expansion and job creation. Ms. Smith added that their Gala funds this year will help with addition of two new shade structures.

**21-0464** Chairman Brewer called for consideration/discussion/action on Project #21-10, submitted by McKinney Parks Foundation in the amount of fifteen thousand five hundred ninety-nine and 98/100 dollars (\$15,599.98) to fund tools and equipment including a gator, woodchipper and log splitter to support maintenance of McKinney parks. Amount requested represents 100% of total project cost. Board members unanimously

approved a motion by Board member McGill, seconded by Board member Kelly, to approve funding as requested.

**21-0465** Chairman Brewer called for consideration/discussion/action on Project #21-12, submitted by Heritage Guild of Collin County in the amount of one hundred twenty-five thousand and no/100 dollars (\$125,000.00) to fund an expansion of the reception room in Bevel House at Chestnut Square; upgraded restroom and kitchen facilities; HVAC; landscaping; furnishings; and interior painting of the Chapel. Amount requested represents 91% of total project cost. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member McGill, to approve funding as requested.

**21-0466** Chairman Brewer called for consideration/discussion/action on Project #21-13, submitted by Habitat for Humanity of Collin County in the amount of two hundred thousand and no/100 dollars (\$200,000.00) to fund critical home repairs for low-income residents in McKinney, Texas. Amount requested represents 100% of total project cost. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded Board member Bradford, to approve funding as requested.

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

Chairman Brewer called for Board comments. Treasurer Richardson-Woods shared that she attended a Habitat for Humanity DiYWine fundraiser and encouraged Board members to attend an event and suggested that MCDC try to schedule one for our Board members. Board member Bradford shared that she is thankful to serve on MCDC Board alongside caring and diligent individuals with genuine hearts for our community.

Chairman Brewer recessed the meeting into Executive Session at 9:36 a.m. in accordance with the Texas Government Code. Items to be discussed regarding Economic Development Matters include Project 21-10 (McKinney Parks Foundation),

Project 21-12 (Heritage Guild), Project 21-13 (Habitat for Humanity), Project 20-09 (TUPPS Brewery Destination), Nonprofit Collaborative Project, Project 18-05 (Hub 121), Project Gemstone and Project Bluesky.

Chairman Brewer reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:35 a.m.

Chairman Brewer called for a motion to adjourn. Board members unanimously approved a motion by Board member Kelly, seconded by Treasurer Richardson-Woods, to adjourn. Chairman Brewer adjourned the meeting at 10:37 a.m.

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

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

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JACKIE BREWER  
Chairman

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MARY BARNES-TILLEY  
Secretary