

**McKinney Community Development Corporation
Potential Projects Subcommittee
December 14, 2021**

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:30 p.m. on December 14, 2021, in the MDCDC offices at 5900 S. Lake Forest Blvd., Ste. 110, McKinney, Texas.

MDCDC board members present: Chair Angela Richardson-Woods, Secretary and David Kelly and Board Member Deborah Bradford.

Staff present: President Cindy Schneible and Administrative and Marketing Coordinator Linda Jones.

Others present: Reece MacDonald and Maher Maso of Ryan, LLC, Lance Black and John Valencia of Tech Culture and Arete Club Volleyball.

The subcommittee met with Reece MacDonald and Maher Maso of Ryan, LLC to discuss the Project Shuttle proposal for a 33,800 square foot facility that will feature 22 badminton courts along with a 30,000 square foot office building that will serve as headquarters for a global innovative IT services firm. MDCDC's potential role in the project would be to help fund horizontal infrastructure for the athletics facility portion of the project. The athletics facility would include locker rooms, restrooms and showers, pro shop and dining areas. The facility could:

- serve as a health and wellbeing center for the community;
- create a destination that would be a national draw to McKinney;
- serve the growing international community in North Texas;
- draw 200 visitors daily and 900 members by 2024;
- host training camps with attendance of 100 each;
- host large, national tournaments; and
- host weekend leagues with 200 participants.

The facility would be the first of its kind in North Texas. Construction timeline anticipates site work to begin in the first quarter of 2022 with an opening of operations in fourth quarter 2022 or early 2023.

The subcommittee anticipates receiving a grant request for Project Shuttle in Cycle 1 of 2022 Project Grants.

The subcommittee met with John Valencia of Tech Culture and Lance Black of Tech Culture and Arete Club Volleyball to discuss the potential expansion of the volleyball facility

adjacent to Tech Culture to accommodate a growing local volleyball club and provide space for larger, regional tournaments in McKinney.

The expansion would add 10 courts. In 2019-2020, the facility hosted four tournaments, and they have ten weekend tournaments already booked for the 2022-2021 season. With the expansion, the facility could host more than twenty weekend tournaments that host up to 450 youth plus parents/guardians each. Players and spectators often spend money at local restaurants and stores, and some book hotels for one or two nights.

Recently Arete

hosted its first regional tournament which brought 1,500 players and guests to McKinney over two days. It's estimated that about 35% of those attending stayed overnight.

In addition to tournaments, the club hosts summer camps and clinics, private lessons, learning opportunities for younger kids, adult programming, and training. President Schneible and subcommittee members suggested that they consider identifying a specific part of the project that fully fits in MCDC's scope of funding prior to coming to the Board with a grant application.

These minutes were approved by MCDC Board on _____.

ANGELA RICHARDSON-WOODS
Chair

DAVID KELLY
Secretary