

**JOINT MEETING OF THE TAX INCREMENT REINVESTMENT ZONE
NUMBERS ONE & TWO (TIRZ1 & TIRZ2) BOARDS**

REGULAR MEETING OF THE TIRZ2 BOARD

AND

REGULAR MEETING OF THE TIRZ1 BOARD

JUNE 21, 2022

The TIRZ1 and TIRZ2 Boards of the City of McKinney, Texas met in joint session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, June 21, 2022 at 5:00 p.m.

Charlie Philips being Chairman of TIRZ1 and TIRZ2 called the meeting to order at 5:31 p.m. These board members were present: TIRZ1 and TIRZ2 Vice Chairman Rick Franklin; TIRZ1 and TIRZ2 Members Justin Beller, Patrick Cloutier, Darrell Hale, George Fuller, Rainey Rogers, and Geré Feltus; and TIRZ1 Member Bry Taylor.

TIRZ2 Member Roger Harris was absent.

These City of McKinney Staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Shelton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Fire Chief Danny Kistner, Chief Financial Officer Mark Holloway, Financial Compliance Manager Chance Miller, Director of Public Works Ryan Gillingham, Director of Planning Jennifer Arnold, Planning Manager Paula Nasta, Chief Building Official Suzanne Arnold, Director of Housing & Community Development Janay Tieken, Capital Improvement Projects Manager Nick Ataie, and Civil Engineer Pamela Alummoottil.

Chairman Philips called for the Joint Meeting agenda item:

- 22-0557** Presentation on the First Amended Interlocal Agreements by and between the City of McKinney, Texas, and Collin County, Texas, Respectively by and between the Tax Increment Reinvestment Zone

Number One (TIRZ1) and the Tax Increment Reinvestment Zone Number Two (TIRZ2)

There were no requests to make Public Comments.

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Rick Franklin, to adjourn the joint meeting.

Chairman Philips called the TIRZ2 meeting to order at 5:48 p.m. These members present: TIRZ2 Vice Chair Rick Franklin, and TIRZ2 Members Justin Beller, Patrick Cloutier, Darrell Hale, George Fuller, Rainey Rogers, Charlie Philips, and Geré Feltus.

Roger Harris was absent.

Chairman Philips called for Public Comments on Non-Public Hearing agenda items at which time there were no requests to address the board.

Chairman Philips called for the Regular agenda and Public Hearing items:

- 22-0002TIRZ** Conduct a Public Hearing and Consider/Discuss/Act on a First Amended Interlocal Agreement by and between Reinvestment Zone Number Two, City of McKinney, the City of McKinney, Texas, and Collin County, Texas

There were no requests to make Public Comments.

Board members approved the motion by Board member George Fuller, seconded by Board member Rick Franklin, to close the public hearing and approve a First Amended Interlocal Agreement by and between Reinvestment Zone Number Two, City of McKinney, the City of McKinney, Texas, and Collin County, Texas with a vote of 7 - 1, Darrell Hale voting no.

- 22-0558** Minutes of the Tax Increment Reinvestment Zone Number Two (TIRZ2) Board Meeting of May 3, 2022

The minutes document was provided to the Board after the posting of the meeting agenda. Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Rick Franklin, to approve the Minutes. The minutes document not included on the agenda is included in these minutes as *Appendix 22-0558: TIRZ2 Meeting Minutes of May 3, 2022*.

Board members unanimously approved the motion by Board member Justin Beller, seconded by Board member Geré Feltus, to adjourn the TIRZ2 meeting.

Chairman Philips called the TIRZ1 meeting to order at 5:51 p.m. These members were present: TIRZ1 Vice Chairman Rick Franklin; and TIRZ1 Members Justin Beller, Patrick Cloutier, Darrell Hale, George Fuller, Rainey Rogers, and Geré Feltus.

Bry Taylor was absent.

- 22-0001TIRZ** Conduct a Public Hearing and Consider/Discuss/Act on a First Amended Interlocal Agreement by and between Reinvestment Zone Number One, City of McKinney, the City of McKinney, Texas, and Collin County, Texas

There were no requests to make Public Comments.

Board members approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to close the public hearing and approve a First Amended Interlocal Agreement by and between Reinvestment Zone Number One, City of McKinney, the City of McKinney, Texas, and Collin County, Texas with a vote of 7 - 1, Darrell Hale voting no.

- 22-0559** Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan for the 341 E Virginia Street, McKinney Metals Apartments Environmental Remediation Project

The following individuals made public comments on the item:

Bob Roeder, 1700 Redbud Blvd Suite #300, McKinney TX 75069, spoke on behalf of the applicant in support of the item.

Beth Bentley, PO Box 2931, McKinney TX 75070, recommended the board should demonstrate greater transparency and stewardship of taxpayer resources by examining project funding prior to approval rather than afterward.

There were no other requests to make Public Comments.

Board members unanimously approved the motion by Board member Darrell Hale, seconded by Board member Patrick Cloutier, to close the public hearing and approve a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan for the 341 E Virginia Street, McKinney Metals Apartments Environmental Remediation Project. Resolution caption reads as follows:

RESOLUTION NO. 2022-06-004 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT FOR THE 341 E. VIRGINIA STREET, MCKINNEY METALS APARTMENTS ENVIRONMENTAL REMEDIATION PROJECT

22-0560 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Purpose of Environmental Remediation at 341 E. Virginia and 200 N. McDonald Street

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Darrell Hale, to approve the Ordinance, which was referred to the City Council for final consideration as agenda item #22-0566 for the City Council Regular Meeting of June 21, 2022 at 6:00 p.m.

22-0561 Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of May 3, 2022

The minutes document was provided to the Board after the posting of the meeting agenda. Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member Rainey Rogers, to approve the Minutes.

The minutes document not included on the agenda is included in these minutes as *Appendix 22-0561: TIRZ1 Meeting Minutes of May 3, 2022*.

Chairman Philips called for closing comments by Board Members.

Board Member Hale expressed desire for the board to meet in work session to consider policy and direction of potential future remediation projects like the McKinney Metals Apartments project. There was consensus among the board for such discussion.

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to adjourn the meeting.

These meetings were broadcast live on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>. A video recording of the meetings is available to the public through the City of McKinney meeting archive.

These minutes approved by the TIRZ1 Board, TIRZ2 Board, and City Council on March 7, 2023.

CHARLIE PHILIPS, TIRZ 1 & TIRZ2 Chair
RICK FRANKLIN, TIRZ1 & TIRZ2 Vice Chair

ATTEST:

EMPRESS DRANE, City Secretary

City of McKinney, Texas

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Appendix 22-0558: TIRZ2 Meeting Minutes of May 3, 2022

The Tax Increment Reinvestment Zone Number Two (TIRZ2) Board for the Airport Zone of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 222 N. Tennessee Street, on Tuesday, May 3, 2022, at 5:00 p.m.

The meeting was broadcast live on cable television and through the City of McKinney website, on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>. TIRZ2 Board Chair Charlie Philips called the meeting to order at 5:01 p.m. upon determining a quorum consisting of himself and the following members were present:

- TIRZ2 Vice Chair Rick Franklin.....McKinney City Council
- George Fuller.....Mayor, McKinney City Council
- Patrick CloutierMcKinney City Council
- Justin BellerMcKinney City Council
- Roger HarrisAirport Zone Representative

The following TIRZ1 Board Members were absent:

- Rainey Rogers Mayor Pro Tem, McKinney City Council
- Geré FeltusMcKinney City Council
- Darrell Hale..... Collin County Commissioners Court

City of McKinney Staff Present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Airport Director Kenneth Carley, Planning Manager Paula Nasta, and Financial Compliance Manager Chance Miller.

There were two (2) members of the public present at the meeting.

Board Chair Charlie called for Public Comments on Non-Public Hearing agenda items at which time there were no requests to address the Board.

Board Chair Charlie Philips for the meeting agenda items:

22-0393 Minutes of the Tax Increment Reinvestment Zone Number Two (TIRZ2) Board Minutes of January 4, 2022

The Board unanimously approved the motion by Member Franklin, seconded by Member Harris, to approve the minutes.

22-0394 2021 TIRZ2 Annual Report

The Board received the report presented by Financial Compliance Manager Chance Miller with no action taken on the item.

The Board unanimously approved the motion by Member Cloutier seconded by Member Fuller to adjourn the meeting at 5:06 p.m.

Video recording of the meeting available to the public through the City of McKinney meeting archives.

These Minutes approved by the TIRZ2 Board on June 21, 2022 and referred to the City Council Regular Meeting of July 19, 2022 for City Council approval.

CHARLIE PHILIPS, Board Chair
RICK FRANKLIN, Board Vice Chair

ATTEST:

EMPRESS DRANE, City Secretary

(End of Appendix 22-0558: TIRZ2 Meeting Minutes of May 3, 2022)

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Appendix 22-0561: TIRZ1 Meeting Minutes of May 3, 2022

The Tax Increment Reinvestment Zone Number One (TIRZ1) Board for the Town Center of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 222 N. Tennessee Street, on Tuesday, May 3, 2022, at 5:15 p.m.

The meeting was broadcast live on cable television and through the City of McKinney website, on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>.

TIRZ1 Board Chair Charlie Philips called the meeting to order at 5:16 p.m. upon determining a quorum consisting of himself and the following members were present:

- TIRZ1 Vice Chair Rick Franklin.....McKinney City Council
- George Fuller.....Mayor, McKinney City Council
- Patrick CloutierMcKinney City Council
- Justin BellerMcKinney City Council

The following TIRZ1 Board Members were absent:

- Rainey Rogers Mayor Pro Tem, McKinney City Council
- Geré FeltusMcKinney City Council
- Bry Taylor McKinney Planning & Zoning Commission
- Darrell Hale.....Collin County Commissioners Court

City of McKinney Staff Present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Airport Director Kenneth Carley, Planning Manager Paula Nasta, and Financial Compliance Manager Chance Miller.

There were two (2) members of the public present at the meeting.

Board Chair Charlie called for Public Comments on Non-Public Hearing agenda items at which time there were no requests to address the Board.

Board Chair Charlie Philips for the meeting agenda items:

22-0395 Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Minutes of February 15, 2022.

The Board unanimously approved the motion by Member Fuller, seconded by Member Franklin, to approve the minutes.

22-0396 2021 TIRZ1 Annual Report

The Board received the report presented by Financial Compliance Manager Chance Miller with no action taken on the item.

22-0397 Conduct a Public Hearing to Consider/Discuss/Act on a Third Amendment to the Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with McKinney Knittery for the Façade Improvement Project at 117 W. Louisiana Street

Tom Hayes, 117 W. Louisiana Street, McKinney TX 75069 spoke on behalf of the applicant in support of the amendment.

The Board unanimously approved the motion by Member Cloutier seconded by Member Franklin to close the Public Hearing and approve the amendment.

22-0398 Conduct a Public Hearing to Consider/Discuss/Act on a Second Amendment to the Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with McKinney Knittery/Downtown Dry Goods for the Façade Improvement Project at 119 W. Louisiana

The were no requests to make public comments regarding the item.

The Board unanimously approved the motion by Member Fuller seconded by Member Franklin to close the Public Hearing and approve the amendment.

The Board unanimously approved the motion by Member Fuller seconded by Member Cloutier to adjourn the meeting at 5:27 p.m.

Video recording of the meeting available to the public through the City of McKinney meeting archives. These Minutes approved by the TIRZ1 Board on June 21, 2022 and referred to the City Council Regular Meeting of July 19, 2022 for City Council approval.

CHARLIE PHILIPS, Board Chair
RICK FRANKLIN, Board Vice Chair

ATTEST:

EMPRESS DRANE, City Secretary

(End of Appendix 22-0561: TIRZ1 Meeting Minutes of May 3, 2022)