

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JANUARY 27, 2022

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, January 27, 2022 at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair Kathryn McGill, Secretary David Kelly, Treasurer Mary Barnes-Tilley, Board members Jackie Brewer, Rick Glew and Deborah Bradford, Board Alternate David Riche, and Ad Hoc Member Joy Booth.

Absent: None.

Council Present: Mayor George Fuller, Councilwoman Geré Feltus and Councilman Patrick Cloutier.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Kim Flom, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Interim Director of Visit McKinney Marie Woodard, MEDC President Peter Tokar, Main Street/MPAC Director Amy Rosenthal, Director of Engineering Gary Graham, CIP Manager Nick Ataie, Affordable Housing Administrator Cristel Todd and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:02 a.m. after determining a quorum was present. She acknowledged several losses in the community including McKinney North 2017 graduate Sergeant Andrew Massey and the National President of Delta Sigma Theta. Board Member Brewer also acknowledged the passing of George Webb, a servant leader who has left a lasting legacy in our community. Board Member Bradford led an invocation that was followed by the Pledge of Allegiance.

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 Vice Chair McGill, to approve the following consent items:

- 22-0061** Minutes of the McKinney Community Development Corporation Meeting of December 16, 2021.
- 22-0062** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 14, 2021.
- 22-0063** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee of January 5, 2022.
- 22-0064** Chair Richardson-Woods called for the Financial Report. Financial Compliance Manager Chance Miller shared that final FY21 statements should be available to present in February. He shared the November 2021 financials. Revenues were \$1.7 million with expenses of \$420,000, resulting in a net surplus of \$1.3 million. Sales tax for November represents September sales and showed a 14.4% increase over 2020. During the same time, Allen saw a 17.8% increase, Frisco saw a 25.5% increase, and Plano saw an 11.3% increase. Year-to-date for McKinney has seen a 16.6% increase in sales tax over the previous year. For December 2021, sales tax revenues were \$1.6 million with expenses of \$675,000 resulting in a net surplus of \$954,000. Mr. Miller added that most of the expenses were for projects and Parks projects. Sales tax for December represents October sales and showed a 21.6% increase over 2020. During the same time, Allen saw a 16.2% increase, Frisco saw an 18.9% increase, and Plano saw a 16.8% increase. This brings McKinney's year-to-date sales tax increase to 18.2% over the previous year. Mr. Miller asked for questions, and there were none. Chair Richardson-Woods asked for questions on the Checks Issued reports for November and December, and there were none.
- 22-0065** Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods wished a happy birthday to Board Member Brewer and thanked her for her mentorship. Ms. Richardson-Woods shared that the TUPPS groundbreaking on January 27 was well-attended, and it is exciting to see this project get started as a catalyst for the east side of McKinney. She announced that February marks Black History Month, and a committee was established to plan events throughout the month. A lecture series on Thursdays with various topics, Jazz in the Library on February 3, McKinney Black Art Show on February 5 at MPAC, a college event on February 10, and the Harlem Renaissance Remembered event on February 18. She encouraged everyone to purchase tickets for the Harlem Renaissance event. On February 19, Legacy Keepers will host a pop-up museum, the library will feature *Black Stories: Heroes on Pages* on February 19 and *Black Stories: Kenneth Temple* on February 24, True Black History Month Museum at MPAC on February 26 and an adopt-a-church event on February 27. She thanked Councilwoman Feltus for her vision and leadership of this committee and the events.

City of McKinney. City Manager Paul Grimes shared that he was sorry to have missed the TUPPS groundbreaking due to Covid. He announced that Patrick Cloutier was elected as at-large Council representative and was sworn in on Tuesday. Mr. Grimes announced that they have received over 24,000 signatures to call an election to legalize sale of alcoholic beverages for off-premise consumption. City Secretary Empress Drane is leading a team to verify signatures. If the petition is certified, an election will be called for November 2022. Mr. Grimes stated that the Council will have its annual strategic goal setting workshop on February 11. Staff will then take Council goals and develop strategies to achieve them. Council will review and approve those in May. The strategic goals and priorities will be used to plan the budget for the next fiscal year. He shared that Fire Station 11 will be opening in Craig Ranch.

Once complete, it will consolidate with Fire Station 8 while that facility undergoes needed renovations. Station 11 should be open on February 16. Mr. Grimes reported that the latest population estimate for McKinney, as of January 1, 2022 is 206,654. He commended the planning staff for their estimates, which were within 34 of the actual Census. Secretary Kelly asked about the timing of the alcohol election, and Mr. Grimes shared that the Chamber chose to delay turning in the petition signatures in order to spend more time on collection and verification. For that reason, the petition will be on the November ballot instead of the May ballot as originally planned.

Visit McKinney. Interim Director Marie Woodard shared that one of the things that makes McKinney unique is that our hotel numbers were up during a time when most cities are traditionally down. The NCAA D2 game contributed greatly to our tax dollars and hotel stays. Occupancy rates for November and December combined were 65.6% for Comfort Inn, 100% for Hampton Inn, 65% Holiday Inn, 49% for Holiday Inn Express, 71.8% for Home2, 73% for Laquinta, 67% for Sheraton and 74% for SpringHill. These numbers are much higher than those of our sister cities. Ms. Woodard reported that McKinney is on several cities' tourism threat lists, including Grapevine. Ms. Woodard shared that the optimum goal is for every dollar to exchange hands three times before it leaves McKinney. Six large groups will be coming to McKinney in February including National African American Education Association, Emerson, Council of Administration of Special Education, Texas Parks and Wildlife, and the Order of the Eastern Star. These events will fill 734 group rooms. Ms. Woodard reported that the hotel occupancy tax (HOT tax) from December 2021 compared to December 2020 increased 79%. She asked for questions, and there were none.

McKinney Economic Development Corporation. President Peter Tokar reported that for the third year in a row, MEDC hit a new record for new

capital investment brought to McKinney. Historically, that number was \$63 million in 2018, \$190 million in 2019 and \$290 million in 2020. For 2021, new capital investment was \$454 million, creating over 1,000 new high-paying jobs. Mr. Tokar shared that the MEDC Board made significant changes to their strategic direction and strategies four years ago, and those decisions are proving to be very effective. From 2010-2017, total capital investment brought to McKinney was \$333 million with \$33 million in incentives. From 2018 to 2021, total capital investment brought in was \$650 million with \$30 million in incentives. The new strategic direction is getting a better return on investment and generating nearly double the capital investment. The demand for MEDC resources is higher than ever before. Mr. Tokar expressed appreciation for the collaboration and partnership with MCDC, acknowledging that future projects in the pipeline will not be successful without the two organizations working together. Mr. Tokar announced that the pipeline for 2022 is \$2.4 billion of potential capital investment, much of which is tied directly to collaboration with MCDC. He is looking forward to a continued partnership in making an impact on the business community and quality of life in McKinney. Chair Richardson-Woods expressed her appreciation for the collaboration MCDC shares with MEDC.

McKinney Main Street/MPAC. Director Amy Rosenthal thanked the Board and others for their support of the McKinney Heart Mayfield campaign which donated just over \$26,000 to the Mayfield Community Foundation. She announced that on Friday, MPAC is hosting a pop art exhibit with Love Life Foundation featuring Karen and Roger Nitt. She encouraged everyone to visit mckinneybhm.com for a listing of all the Black History Month events coming up. Texas Tenors will be performing at MPAC on February 11 for a sold-out audience. Wine and Chocolates in Downtown is February 12. The annual Krewe of Barkus dog parade is February 27, and Ms. Rosenthal acknowledged the work and creativity

of Gregory Hearn on this event. Ms. Rosenthal announced that they are seeking community input on the silo mural project and encouraged everyone to complete the community survey.

McKinney Parks and Recreation. Director Michael Kowski shared that the indoor tennis facility breaks ground this month and is on pace to open in 2022. Prestwyck Park near Coit and 380 will open on Friday, with a celebration to follow as the weather gets warmer. He shared that McKinney Parks Foundation has spent 70 volunteer hours building 1.7 miles of trails at Gray Branch. The goal is about five miles, and they should have a total of three miles complete before Spring. Additionally, there are Eagle Scout projects underway at Gray Branch that will provide benches at the park. Mr. Kowski announced that the Parks Foundation discovered some bodark trees that were at least 200 years old. They are excited to open another area with great nature trails in McKinney. He noted that eight of the projects on today's MCDC agenda dovetail into the parks mission, and he thanked all the applicants for helping the City in the shared mission of improving the community. Board Member Brewer sought clarification on the types of trails at Gray Branch, and Mr. Kowski stated they are soft surface (dirt) nature trails.

Finance Committee. Chair Richardson-Woods announced that the Finance Committee met with City staff this past Tuesday to discuss the Pavement Management Plan, and there will be a presentation and discussion on this topic at the February 1 Council Work Session.

Chair Richardson-Woods recognized Board Alternate David Riche and Ad Hoc Member Joy Booth for their full participation and engagement with the Board. Secretary Kelly added that they also attend and participate in all the community events with the Board.

22-0066 Chair Richardson-Woods called for the President's Report. President Schneible shared that the Board will have its strategic planning

discussion at the February Board meeting. Attached to the agenda is information to help facilitate that discussion. The timing of the discussion ties to the goal setting meeting scheduled for Council and preparation for the FY 23 budget. She encouraged Board members to review the Social Media Metrics and Grant Promotions reports attached to the agenda, and asked Board members to let Linda Jones know of their attendance at MCDC-funded events so that the information would be captured in that report. Ms. Schneible called attention to four final reports from Promotional and Community Event grant recipients attached to the agenda. She shared that Chestnut Square's report indicated that they met or exceeded their goals on most events. Crape Myrtle Trails provided great detail regarding where they met or fell short of their goals. The Light Up Louisiana report highlighted the success of the event after the nine-month construction project that impacted the stores and restaurants on Louisiana. The event was a great way to let the community know that construction was complete, and shops were open for business prior to the holidays. Ms. Schneible shared that while the NCAA D2 game fell short of attendance goals, the event was televised on ESPN-U which provided great visibility for McKinney. She also reminded the Board of the clip from the ESPN coverage that she shared featuring one of the coaches praising the City of McKinney and the hospitality extended to team members, coaches, family and fans. She reminded the Board that the budget for the first cycle of Promotional Grants being voted on today is \$100,000 and acknowledged that there will be some tough decisions to make based on recommendations from the subcommittee.

Board Member Glew recognized Gregory Hearn as an outstanding emcee and addition to the Main Street team. He shared that *Community Impact* had a great cover story on the many quality of life initiatives in

McKinney. Mr. Glew also encouraged grant recipients to provide detailed final reports to the Board upon completion of their events and projects, noting that the information provided is helpful in the Board's decisions for future grants.

22-0067 Chair Richardson-Woods called for consideration/discussion/ action on a Resolution of the McKinney Community Development Corporation to amend guidelines and criteria for funding of promotional expenditures, and entertainment and tourist projects; and providing for an immediate effective date. President Schneible shared that the current Resolution was established in 2006, and the Promotional and Community Event Grants Subcommittee recognized a need for updates. The proposed amendment conforms the Resolution to current provisions of the Texas Local Government Code and expands guidelines regarding social media and video promotional opportunities. She asked the Board to favorably consider the amended Resolution. Vice Chair McGill thanked President Schneible for her work on preparing the amendments to the Resolution. Board members unanimously approved a motion by Vice Chair McGill, seconded by Secretary Kelly, to approve the Resolution.

Chair Richardson-Woods recognized the members of the Promotional and Community Events Grant Subcommittee (Vice Chair McGill, Secretary Kelly and Treasurer Barnes-Tilley) and thanked them for their work. She reminded everyone that the requests were over the budgeted amount, and the Board is tasked with tough decisions that need to be made to ensure good stewardship of taxpayer dollars.

22-68 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by 25 Revolutions, LLC (PC #22-01) in the amount of \$15,000 for the advertising, marketing and promotion of a feature-length documentary

set in McKinney, Texas. Treasurer Barnes-Tilley shared several factors the subcommittee considered in grant recommendations including the ability to showcase the City of McKinney; anticipated attendance from McKinney residents and visitors; and the number of events supported by a single grant. She reiterated that preparing the recommendations was difficult. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley recommended funding of this request in the amount of \$9,500. Secretary Kelly shared that the Board received \$130,000 in requests with a budget of \$100,000. He shared that it was exciting to see five new applicants this cycle. Board members unanimously approved a motion by Board Member Glew, seconded by Vice Chair McGill, to approve funding of \$9,500 for production and promotion as recommended by the subcommittee.

22-0069 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by The Heritage Guild of Collin County (PC 22-02) in the amount of \$13,685 for the advertising, marketing and promotion of 2022 events including but not limited to Farmers Market, Educational Programming, Murder Mystery and Farm Fresh Market Dinner. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley recommended funding of this request in the amount of \$12,000. Board members unanimously approved a motion by Secretary Kelly, seconded by Board Member Brewer, to approve funding of \$12,000 as recommended by the subcommittee.

22-0070 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by SBG Hospitality (PC 22-03) in the amount of \$15,000 for the advertising, marketing and promotion of the 2022 Sip and Stroll Series. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer

Barnes-Tilley made a motion, seconded by Secretary Kelly, to fund this request in an amount of \$10,000. Board members unanimously approved the motion.

22-0071 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by Ovation Academy of Performing Arts (PC 22-04) in the amount of \$12,000 for the advertising, marketing and promotion of 2022 Spring/Summer Productions. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$5,000. Board members unanimously approved the motion.

22-0072 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Kiwanis Club of McKinney (PC 22-05) in the amount of \$3,000 for the advertising, marketing and promotion of the 2022 McKinney Kiwanis Triathlon. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$3,000. Board members unanimously approved the motion.

22-0073 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Millhouse Foundation (PC 22-06) in the amount of \$13,505 for the advertising, marketing and promotion of the 2022 Millhouse Arts Festivals, a series of two-day events held at McKinney Cotton Mill. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$5,000. Secretary Kelly reminded everyone that the applicant reduced their original request after

being awarded grant funds from Visit McKinney. Board members unanimously approved the motion.

22-0074 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by St. Peter's Episcopal Church (PC 22-07) in the amount of \$9,500 for the advertising, marketing and promotion of the 2022 Empty Bowls Event. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$8,500. Board members unanimously approved the motion.

22-0075 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant Application submitted by DFW Series (PC 22-08) in the amount of \$3,000 for the advertising, marketing and promotion the 2022 DFW Series to include 17 off-road cycling events hosted at Erwin Park in McKinney. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$3,000. Board members unanimously approved the motion. Treasurer Barnes-Tilley shared a note from Shawn McAfee of the DFW Series stating that their first race had over 50 participants on a wintry day with temperatures in the low 20's.

22-0076 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by ManeGait Therapeutic Horsemanship (PC #22-09) in the amount of \$10,000 for the advertising, marketing and promotion of the 2022 ManeGait Country Fair. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion,

seconded by Board Member Bradford, to fund this request in an amount of \$7,500. Board members unanimously approved the motion.

22-0077 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Chamber of Commerce (PC #22-10) in the amount of \$15,000 for the advertising, marketing and promotion of the 2022 McKinney Made Initiative. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$12,000 for production and promotion. Board members unanimously approved the motion.

22-0078 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Collin County History Museum (PC 22-11) in the amount of \$10,000 for the advertising, marketing and promotion of the 2022 McKinney Then and Now Exhibit and Events. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Secretary Kelly, to fund this request in an amount of \$7,500. Board members unanimously approved the motion.

22-0079 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Holy Family School (PC #22-12) in the amount of \$7,100 for the advertising, marketing and promotion of the Black History Month Educational Programming to Include a Pop-up Museum at Doty Elementary School and Shuttle Tours through Finch Park, Ross Cemetery and Doty High School. Treasurer Barnes-Tilley shared that the Board received an amended request from the applicant to \$4,000. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer

Barnes-Tilley made a motion, seconded by Vice Chair McGill, to fund this request in an amount of \$4,000. Board members unanimously approved the motion.

22-0080 Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Main Street (PC #22-13) in the amount of \$12,000 for the advertising, marketing and promotion of the 2022 Arts in Bloom and the 2022 Juneteenth events. On behalf of the Promotional and Community Events Grant Subcommittee, Treasurer Barnes-Tilley made a motion, seconded by Board Member Brewer, to fund this request in an amount of \$12,000. Board Member Glew acknowledged that Main Street has consistently become more efficient in their promotions of big events, noting they have previously asked for \$15,000 for one major event and are now asking for \$12,000 for two major events. Board members unanimously approved the motion.

Chair Richardson-Woods reported the total amount awarded today for Promotional and Community Event grants is \$99,000.

Chair Richardson-Woods stated that there are seven public hearings and presentations today. She reminded each applicant that they have five minutes to present and asked them to be respectful of the time limits. This will allow time for Board questions. She reminded everyone that the Board will vote on the grants at the February meeting. Board Member Brewer reminded applicants to inform the Board as opportunities to reduce the amount requested arise prior to the Board vote at the February meeting.

22-0081 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted

by Heard Natural Science Museum and Wildlife Sanctuary (#22-01) in the amount of thirty thousand and NO/100 dollars (\$30,000.00) for expansion of and updates to the ropes course to provide additional program offerings, update equipment and improve accessibility. Amount requested represents 75% of the total project cost. As a member of the Heard Wildlife Museum Board, Board Member Glew recused himself from the presentation and discussion of this agenda item. Sy Shahid, Executive Director of Heard Museum, shared that the ropes course was originally installed in 2010. The course is made of fourteen elements, seven high and seven low. The course is used by a variety of groups of all ages including Scouts, schools including 50 ISDs, fire and police departments, corporations, Region 10 principal academies and individuals from McKinney and surrounding communities. The course includes zip lines, power poles and a wall climb. Mr. Shahid shared that to keep up with demand, they are requesting funds to update the current course and add a second zipline and wall climb. Total project cost is about \$40,000, and the Heard will fund \$10,000. Secretary Kelly asked about course safety. Mr. Shahid stated that the course and all equipment are inspected annually, and a certified ropes course staff leads every adventure. Mr. Shahid explained how portions of the course require coordination between two or more people to encourage team building. Mr. Kelly asked if the changes requested have an impact on the museum's insurance, and Mr. Shahid said they will not change insurance requirements. He added that they will triple the size of the zipline platform to allow for two lines running off one platform. Board Member Brewer verified that the additions and improvements are to serve more customers, and Mr. Shahid said the goal is to provide better service to more people. Ms. Brewer asked if the goal for completion is in late April. Mr. Shahid stated that if the grant is approved in February, the goal will be to complete the project prior to the annual inspection in May. Mr.

Shahid encouraged the Board to plan a team-building day on the ropes course. Mr. Kelly asked about the cost, and Mr. Shahid said there is a per person fee that is dependent upon how many elements are selected. Chair Richardson-Woods asked about operating hours, and Mr. Shahid said they are open Tuesday through Saturday from 9:00 am to 5:00 pm and Sunday from 1:00 pm to 5:00 pm. They are typically closed on Mondays but will open when schools are closed. During June and July, they are open seven days a week. Board members unanimously approved a motion by Board Member Bradford, seconded by Board Member Brewer, to close the public hearing. Board Member Glew returned to the dais following the presentation, discussion and closing of the public hearing.

22-0082 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by McKinney Parks Foundation (#22-02) in the amount of fifteen thousand five hundred ninety-nine and 98/100 dollars (\$15,599.98) to fund purchase of a Bad Boy Renegade zero turn mower to support maintenance of McKinney parks and trails. Amount requested represents 100% of total project cost. Rick Moreno shared that in 2021, the Parks Foundation volunteer hours were valued at about \$100,000. He shared photos of some of the 1,600 trees planted through the Restore the Canopy project with the goal of “turning fairways into forests.” Mr. Moreno showed photos of how close the trees are to one another and explained that most of the Parks Department mowers are too big to maneuver in between the trees. He shared that Wilson Creek is an impaired creek needing riparian repair which refers to the area around the waterway. The North Texas Municipal Water District (NTMWD) is partnering with them on the project. Secretary Kelly asked how the NTMWD is a partner, and Mr. Moreno explained that they helped with

logistics and planning as well as providing volunteers. The mower requested in this grant application will allow volunteers to efficiently mow around the new trees. He added that the request is a little higher than the original quote because they were told to expect the price to increase. Board Member Glew asked why the Parks Foundation cannot use Parks Department equipment. Parks and Recreation Director Kowski explained that the spacing of the trees requires a finer touch to maintain, and Parks Foundation volunteered to do the work, so Parks does not need to hire contractors for the maintenance. While Parks Department does have similar equipment, having Parks Foundation do the maintenance takes the stress off Parks staff and contractors. Board Member Brewer verified that the Parks machines that could do this work are otherwise in use and the preference is to have Parks Foundation volunteers do the work rather than increase the cost of staff and contractors. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board member Glew, to close the public hearing.

22-0083 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by City of McKinney, Engineering Department (#22-03) in the amount of four hundred thousand and NO/100 (\$400,000.00) for the expansion of Eldorado Parkway from a four-lane divided roadway to a six-lane divided roadway in accordance with the City of McKinney Master Thoroughfare Plan to support the anticipated traffic which will be generated by the H-E-B Development. Amount requested represents 36% of total project cost. City of McKinney Engineering CIP Manager Nick Ataie shared that this request is related to infrastructure which consists of improving Eldorado Parkway near Custer Road to support H-E-B and other developments in that area. The H-E-B development will sit on approximately 23 acres, and the 124,042 square foot building area will

include the grocery store and a fuel station and car wash. The project will create between 250-350 jobs. Mr. Ataie added that H-E-B is a huge supporter of local non-profits and food banks. He shared an aerial of the project. Current project limits are fully funded in the City CIP budget and include the widening of Eldorado from four lanes to six lanes and other improvements near the corner of Custer Road. Expanded limits costing a total of \$1.1 million include extending the widening of Eldorado Parkway about 1,300 feet east of current project limits. The request of \$400,000 from MCDC will fund a portion of this element of the project which will finalize the planned arterial capacity improvements directly adjacent to the H-E-B Development. Approximately 20,000 vehicles use this corridor daily, and the H-E-B development is expected to increase that usage by 17%. The proposed improvements support this projected growth, eliminate the potential for development-related roadway construction impacts and enhance viability of future development along that corridor. Board Member Glew sought clarification on MCDC's grant budget, as well as an explanation as to why this project is being presented as a discretionary project grant. Ms. Schneible shared that the budget for discretionary project grants is \$1.7 million, and there is another \$6 million budgeted for economic development projects. Assistant City Manager Kim Flom explained this is considered an economic development project that is infrastructure based related to retail that will get H-E-B to McKinney earlier than planned. She added that while H-E-B has owned the property for a long time, their plans to build on this site were further out. Board Member Brewer asked for clarification on how the traffic will merge where the construction stops. Mr. Ataie explained that there will be a "left turn must turn left" lane at that intersection until such time that the expansion is taken all the way to Stonebridge then ultimately all the way to Hardin. Ms. Brewer also asked about westbound traffic, and Mr. Ataie said they would add a third lane.

Treasurer Barnes-Tilley asked why they wouldn't complete the work as part of this project. Mr. Ataie replied that they are trying to limit the funding put into this project at this time when construction costs are so significantly high. Ms. Brewer expressed favor for addressing the rest of the expansion project in the next budget cycle. Chair Richardson-Woods asked about the timeline for the H-E-B project completion, and Mr. Ataie stated that the original target date was Spring 2023, adding that the City's goal is to have the infrastructure work complete prior to their opening date. Board Member Glew asked how much this will accelerate their opening, and Ms. Flom estimated that it is accelerated by several years. She added that they are expanding to other cities in the North Dallas area. She shared that H-E-B owns other property in McKinney near Coit and 380, and this store was not on the priority list for the next couple of years. Secretary Kelly asked if the City has already made a commitment to H-E-B for this infrastructure work. Mr. Ataie stated that they are still in negotiations, but this would set in motion the ability to make commitments. Mr. Kelly asked if H-E-B's commitment to this site is dependent on the infrastructure grant. Ms. Flom clarified that H-E-B is committed to this site, but this needs to happen for them to make a commitment to opening next Spring. She reiterated that this is about accelerating the timeline for the development. She clarified that about \$700,000 is in this year's budget to start the work, but there is a budget gap of \$400,000, which is why they are making this request. Secretary Kelly asked if there was potential to delay this request to afford MCDC more flexibility within our grant cycles. Ms. Flom shared that they need to have an agreed upon term sheet in June. President Schneible explained to Mr. Kelly that project grants work on an annual budget not a cycle budget. Mr. Glew asked about how much annual sales tax revenue H-E-B would generate, and Ms. Flom shared that she would provide those estimations to the Board. Mr. Kelly asked how far this

location is from Frisco, and Mr. Ataie said that Frisco is directly west of Custer. With the location so close to Frisco, Ms. Brewer emphasized that McKinney would benefit from Frisco resident shoppers. Treasurer Barnes-Tilley expressed concern that the 17% traffic estimation is low, and Mr. Ataie explained that 17% is an estimate based solely on this development, adding that it will be higher as other corners are developed. Board members unanimously approved a motion by Board Member Glew, seconded by Board Member Brewer, to close the public hearing.

22-0084 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by City of McKinney, Housing and Community Development Department (#22-04) in the amount of one hundred sixty thousand and NO/100 (\$160,000.00) for home repairs and maintenance for low-income residents in McKinney, Texas. Amount requested represents 100% of total project cost. Affordable Housing Administrator Cristel Todd stated that this request for \$160,000 is for their Property Maintenance Program (PMP). Their mission is to utilize public funds to enhance quality of life for residents by providing community and neighborhood resources, transit, affordable housing, and economic development. Their department assists moderate to low-income households with emergency repairs and small home repairs. She stated that the City's code update of 2018 added the International Property Maintenance Code (IPMC) which regulates the minimum maintenance for existing buildings including homes. With this update, code officers can now strategically look at roofing and structural issues. Since this update, one department goal is to help lower income households make repairs to avoid code citations. The exterior program has afforded the opportunity for staff to enter homes and identify safety issues like electrical and plumbing.

Additionally, MCDC funding allows them to help households that may not qualify for assistance under their typical grant programs. Benefits of this routine maintenance include higher quality of life for residents, preservation of property values, positive environment for the neighborhood, reduced crime and preventing deterioration that leads to dangerous or substandard structures. Ms. Todd shared that 71% of the housing stock in McKinney is 20 or more years old and 5% is over 50 years. This request of \$160,000 assists low-income, elderly and disabled residents to age in place. Chair Richardson-Woods asked how many residents they assisted in the last cycle. Ms. Todd replied that they assisted fifteen households for \$150,000. She reminded the Board that there was an amendment to that grant that allowed them to increase funding per home from up to \$12,000 to up to \$20,000, affording them the opportunity to complete bigger projects, especially with rising costs. Chair Richardson-Woods asked who does the repairs, and Ms. Todd stated that they secure contractors through a bidding process. Ms. Richardson-Woods sought clarity regarding the process to determine if the household is in need and whether there is a guideline on how soon the homeowner can sell after the work is complete. Ms. Todd shared that a five-year deferred forgivable loan is placed on the properties that require a larger investment, but there is no restriction on these homes with \$20,000 or less in repairs. When determining if a household is qualified, income of all living in the house is taken into consideration. Ms. Richardson-Woods asked if Housing and Community Development is partnering to leverage opportunities with Habitat. Ms. Todd stated that they have partnered with Habitat and with their CBDG grant programs. Board Member Glew asked about the maximum amount per home, and Ms. Todd replied the limit is \$20,000 per home. Board Member Bradford asked how the community is made aware of the program. Ms. Todd stated that the program is on their website, but typically code

enforcement officers will inform residents about the program during inspections. Board Member Glew asked about a requirement for owner funding, and Ms. Todd explained homeowners are not asked to contribute because they are simply unable. Secretary Kelly asked about a wait list. Ms. Todd explained that there is a list, and six homes on the list have already been identified as qualified. Mr. Kelly asked what the percentage of homes that received assistance in the last cycle were east of Highway 5 or east of 75. Ms. Todd shared that eleven of the homes were in District 1, one in District 3 and one in District 4. She added that most are east of 75. Board Member Brewer asked what was being done proactively to reduce the repair costs by identifying needs sooner. Ms. Todd replied that with the new code, enforcement officials are looking at structural issues, so they catch issues sooner. Board members unanimously approved a motion by Board Member Brewer, seconded by Vice Chair McGill, to close the public hearing.

22-0085 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by ManeGait Therapeutic Horsemanship (#22-05) in the amount of five hundred thousand dollars and NO/100 (\$500,000) for funding of site work and construction of a riding arena, community event courtyard and riding trail. Amount requested represents 5% of total project cost. ManeGait Board President and Co-founder Bill Darling introduced Priscilla Darling and Landon Schneider along with ManeGait staff Tricia Nelson and Danna Hamman. A flyover video of future site plans played in the background during Mr. Darling's presentation. He shared that ManeGait started about 14 years ago, and he thanked the Board for their continued support over the years and for taking time to tour the site last week. The program at ManeGait has seen significant growth over the years, and this vision is aimed at serving future generations. The \$9 million capital

campaign will make ManeGait a jewel in a high-profile location in McKinney. ManeGait's program success has allowed expansion to other services including programs for veterans, a brain building program and the knowledge center. The new facility will replace the 35-year-old double-wide currently used for the brain building program, add a second covered arena, expand the Knowledge Center, and add a 100-seat auditorium for community and corporate gatherings. He addressed concerns about the 380 by-pass, sharing that the state has made a statement that they see ManeGait as a community asset and will not destroy it. The proposed alignment will be a few hundred yards north of ManeGait and will not inhibit the ability of ManeGait to serve clients. Acknowledging the importance of community, Mr. Darling stated that they welcome the community to the property and encourage corporations, schools and other organizations to use the facility for corporate planning, team building and education. The expansion will double the number of riders and families served. Additionally, the number of volunteers onsite each year should double with the expansion. ManeGait's operating budget of \$1.3 million will increase to \$1.7 million and is fully funded by donors. Mr. Darling shared that they have garnered significant funding for the project through foundations already and are talking with others including the Meadows Foundation. He added that it's important for funding foundations to know that the City is involved as an investor in the project. He closed his comments with a ManeGait quote: "Join in. Mount up. Ride tall." He thanked the City for joining in and mounting up and asked the Board to ride tall as a partner in the next generation. Board Member Glew asked about the purpose of the auditorium. Mr. Darling shared that they receive a lot of requests from organizations (schools, corporations, volunteers) to come onsite for all-day events, and there is currently no place to house them throughout the day. Priscilla Darling added that the auditorium would also be used for

training other centers from all over the country, so it would extend their reach beyond families with riders. Mr. Glew commented that he is pleased to see that this expansion would double rider capacity and further reduce the waiting list. Board Member Brewer summarized a few key points including the expansion would move riders off the wait list; the new facility will accommodate community groups and corporations for all-day events and expand the ability to train other centers; and funding from MCDC is needed to show City support as they make requests to other potential donors. Mr. Darling reiterated that volunteerism is another key component of the expansion. ManeGait currently has over 2,000 volunteers, and this expansion will allow more opportunities for more volunteers. Board Member Glew sought clarification on the total cost of the project, and Mr. Darling clarified that the total project cost is \$9.1 million, and the Beacon Project is a vision for the next 50 years. Vice Chair McGill commended them for the level of sophistication in their application and their vision for growth, and she thanked the ManeGait team for their dedication to the vision. Chair Richardson-Woods asked about the project timeline. Mr. Darling stated they are currently talking to larger donors and anticipate having \$4.5 million to \$5 million by the end of 2023, at which time they will open fundraising to the general public. They hope to start the project in Summer 2023 with complete build-out in about a year and a half. Secretary Kelly asked about the timeline for TXDOT's decision impacting 380. City of McKinney Director of Engineering Gary Graham shared that current information from TXDOT states that a decision will be made by December 2023, a year later than their estimate a year ago. He added that TXDOT's current alignment does not touch ManeGait's property but could be in close proximity. Mr. Darling reiterated that TXDOT is on record stating they will not destroy ManeGait's property, and Mr. Graham added that he does not think TXDOT would shift plans at this time. Mr. Kelly asked how much of the

\$9.1 million has been raised to date, and Mr. Darling answered they have raised just under \$1 million, adding that they are just now beginning their requests and reiterating the importance of getting the City involved at this time. Mr. Kelly expressed concern that MCDC funds would be obligated for a long period of time prior to use. Mr. Kelly thanked them for allowing the Board to tour the site last week. He asked what percentage of riders are from McKinney versus surrounding areas. Danna Hamman shared that the majority are from McKinney, and Mr. Darling added that the volunteer base is significantly from McKinney. Board Member Glew asked Vice Chair McGill about the importance of having City commitment early in fundraising, and Ms. McGill replied that, based on her experience, it is important to have large lead donors and strong co-funders but not necessarily from the City. Board members unanimously approved a motion by Board Member Brewer, seconded by Vice Chair McGill, to close the public hearing.

22-0086 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Badminton AA Real Estate, LLC (#22-06) in the amount of one million five hundred thousand dollars and NO/100 (\$1,500,000.00) for funding of construction of a badminton facility to include badminton courts, coach offices and locker rooms located at 8800 Silverado Trail, McKinney, Texas. Amount requested represents 25% of total project cost. Reece Macdonald shared that Project Shuttle offers a community asset to support health and well-being to residents as well as Class A office space. The badminton facility will be a two-story, 38,000 square foot facility with 22 courts with a walkway, gym and viewing areas on the second level. The corporate space is 30,000 square feet that will be home for their client and others. This request is for support for the badminton component. Badminton memberships will range from \$50 to

\$100 monthly, and day passes will be available at \$10. The facility will be open from 4:00 pm to 11:00 pm on weekdays and from 6:00 am to 11:00 pm on weekends. They will offer training classes and summer camps and will host national and regional tournaments. Mr. Macdonald shared that this will be a family friendly destination providing a local, regional and national draw to the City of McKinney, and it will serve the growing international community in North Texas. The 22 courts are estimated to draw 200 students and 900 memberships by 2024 and will host approximately 200 visitors each day, including 50 to 100 walk-in guests per week. They will host multiple camps throughout the year with 100 campers each. They are planning to host two major tournaments twice a year with visitors from all over the United States plus weekend leagues that will bring in 200 participants each. Mr. Macdonald shared a map of the property and site plans. A general market analysis indicates that McKinney is a great location for this project, but Mr. Macdonald shared that the client is considering other locations at this time. Total project investment is estimated at \$13.1 million, with just under \$7.5 million for the badminton facility. Mr. Macdonald shared that one of the project challenges was re-platting the site due to changes in the Navigable Waters Protection Rule, which caused them to lose about 7,000 square feet of retail which is a significant loss in annual revenues. Additionally, there are significant infrastructure costs associated with adding two lanes and a median to Silverado Trail as well as site grading. Mr. Macdonald shared some renderings of the badminton facility with a proposed name of Badminton Academy of America. Vice Chair McGill asked about consideration given to expanding daytime hours for retirees or others, and Mr. Macdonald said he would present that suggestion to the client. Board Member Glew confirmed that the total estimated budget for both elements of Project Shuttle is \$13.1 million. Mr. Macdonald stated that he believes that is significantly low considering most projects

are seeing a 30% higher cost in today's environment, but he will share the final projected cost with the Board once they secure general contractor bids. Mr. Glew asked President Schneible how this project relates to PSA, and Ms. Schneible shared that PSA was a loan request. Mr. Glew asked if they would consider a loan, and Mr. Macdonald said they were open to discussions about the types of funding available. Chair Richardson-Woods asked what other locations they are considering. Mr. Macdonald shared that Frisco and Plano currently have operational sites, and they are looking at sites throughout this region including Prosper. He shared that the reason they are looking at other locations is that the 7,000 square footage loss for retail at the McKinney site is a huge hit to their revenue stream. Board Member Brewer asked for specifics on what this \$1.5 million request would fund. Mr. Macdonald replied that the funds would be used heavily for infrastructure but also for other items that qualify. Secretary Kelly updated the Board on a Potential Project Subcommittee meeting regarding this project where they provided more specific funding amounts. Mr. Macdonald stated that this funding would be used for infrastructure and athletic equipment, but generally this request is to help close a financial gap to deliver the entire concept with both components. Ms. Brewer asked how the facility would be open to the general public other than as spectators, and Mr. Macdonald shared that the viewing room could potentially be rented for private events or used at no charge for some community events. Ms. Brewer asked about the amount of sales tax the facility could generate. Mr. Macdonald shared that for the badminton component, they anticipate \$500,000 in year one then \$1.5 to \$2 million in the near term. Board Member Glew asked about evidence that this is an unmet need and that the Frisco facility is stretched. Mr. Macdonald shared that the Frisco facility opened in 2018 and is already expanding their facility. Mr. Glew asked about the scope of Frisco's expansion, and Mr. Macdonald said he would find and share

that information with the Board. Secretary Kelly asked if they have requested funds from MEDC. Mr. Macdonald said they have made a request on the office component, and they are in active negotiations with MEDC and hope to work with both organizations on a final package. He added that they hope to have a final package for consideration for the MEDC Board at their next meeting. Mr. Kelly asked if they are seeking funding from city entities of other cities they are considering, and Mr. Macdonald replied that there are negotiating with other cities. He added that McKinney is his favorite, having worked with the City on multiple projects. Mr. Glew asked if he has had public presentations with other cities, and Macdonald shared that they have not at this point. Mr. Kelly asked if they plan to use pending agreements with MEDC and MCDC to leverage funding from other cities. Mr. Macdonald said they do not work that way and stated that their client's decision will be based upon which location and proposal offers the best chance of success for the concept and residents. Board members unanimously approved a motion by Board Member Bradford, seconded by Vice Chair McGill, to close the public hearing.

22-0087 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Boys and Girls Club of Collin County (#22-07) in the amount of one hundred forty-seven thousand seven hundred forty-six dollars and NO/100 (\$147,746.00) for renovations for recreational facilities including restroom expansion and remodeling and updates to sport court. Amount requested represents 65% of the total project cost. CEO Marianne Radley shared that they now have four clubs in Collin County including McKinney, Frisco, Plano and Princeton and will be opening a second club in Princeton. The clubs serve youth ages 5-18. Membership data shows that 81% are BIPOC (black, indigenous and people of color), 45%

are from non-traditional homes, 24% have a diagnosed disability, 56% qualify for free or reduced lunch programs, and 16% are homeless or in foster care including those living at Samaritan Inn. The four program pillars of Boys and Girls Clubs are education, character and leadership, sports and recreation and health and wellness. The clubs offer after-school programming as well as all-day summer camps. Each club has a Power Hour when staff assists youth with homework and provides snacks. Membership is \$100 per month which equates to \$1.11 per hour, and scholarships are offered for those in need. Specifically, the McKinney Club offered twenty scholarships in 2021. During Covid, they adjusted their hours to serve children from 7:15 am to 7:00 pm, increased Wi-Fi capacity and increased meals and snacks provided, all without increasing fees. Ms. Radley shared that, for 15 years, 100% of members were promoted to the next grade level on time, which is 12% higher than the state average. In 2021, 98% graduated high school and went on to college, trade school or military service. She noted that this statistic was at 100% pre-pandemic. The McKinney Club has 542 registered members, and they are at capacity and have a waiting list. Ms. Radley stated that the total for their expansion project is \$457,000, adding that the club has funding of \$240,826, and they are requesting \$147,746 from MCDC which is 65% of the initial phase and 33% of the total project. This request is to help fund bathroom remodeling, interior painting, basketball court fencing and exterior signage. She added that the basketball court is always open to the public. Ms. Radley thanked McKinney Parks and Recreation for installing lighting for security and safety. Chair Richardson-Woods asked about the consistency of memberships. Ms. Radley shared that they have seen some decline nationally. The McKinney Club lost about 68% of their teen members due to teens staying at home during the pandemic and not returning and teens taking jobs to help support the family. Additionally, they were not allowed to pick

up students and bring them to the club during the pandemic. Ms. Radley added that they are investing in teen programs, and they have seen a significant increase in memberships from families who were financially impacted due to Covid. Chair Richardson-Woods and Treasurer Barnes-Tilley both shared that their children participated in Boys and Girls clubs. Ms. Barnes-Tilley asked about the number on the waiting list for the McKinney Club, and Ms. Radley reported that they have a short waiting list, and parents are notified when they know a member will be absent. She added that the expansion will accommodate 30 more youth in the classroom and 26 more teens in the Teen Center. Secretary Kelly asked about additional funding. Ms. Radley shared that the additional funding will be individual and corporate donors, adding that the expansion is part of their budget, and they are raising funds to meet the budget demand. She shared that their 2021 budget was \$2.58 million, while the 2022 budget is about \$3.2 million, so they fundraise to close the financial gap. Ms. Radley reminded the Board that they received an MCDC grant in 2019 for \$135,000. Ms. Radley also shared that they are working with Habitat to provide programming at the Cotton Groves Amenity Center. Secretary Kelly shared his appreciation to Parks Department for their assistance with lighting to help deter vandalism and theft. Mr. Kelly also shared that he attended Boys and Girls Club in his youth. He also disclosed that Ms. Radley is a neighbor and friend, and that he has been assured that he does not need to recuse himself on discussions and votes regarding this project. Board Member Glew suggested that we set up a Board tour of the McKinney Club, and Ms. Radley will coordinate a tour with Linda Jones. Ms. Radley added that their clubs have not had any students enter the juvenile justice system in 25 years, which exceeds the state average. Ms. Radley added that they work with corporations in the area for workforce and college readiness programs. They are also working with Charles Schwab on a financial readiness program for

students and adults. Board members unanimously approved a motion by Board Member Brewer, seconded by Treasurer Barnes-Tilley, to close the public hearing.

22-0088 Chair Richardson-Woods called for consideration/discussion/action on the 2022 Quality of Life Award Nominations. She shared that each Board member has two ballot sheets. The blue sheet is for individual nominees and the yellow sheet is for organization nominees. Any Board member can make a nomination using the corresponding numbers assigned to each individual nominee. Multiple nominations will be considered together, then the Board will vote by show of hands. She reminded the Board that a nominee must receive a majority of votes (4) to be considered a win, and there will be a runoff if necessary. Chair Richardson-Woods called for nominations for the individual award. Board Member Brewer nominated candidate #4. There were no additional nominations. In a show of hands vote, Board members unanimously selected candidate #4 for the individual Quality of Life Award. Chair Richardson-Woods called for nominations for the organization award. Board Member Brewer nominated candidate C, Secretary Kelly nominated candidate D, and Board Member Bradford nominated candidate E. In a show of hands vote, candidate D received four votes, candidate C received two votes, and candidate E received one vote. Since receiving a majority vote, candidate D was selected as the organization Quality of Life Award recipient.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none.

Chair Richardson-Woods recessed the meeting into Executive Session at 11:12 a.m. in accordance with the Texas Government Code. Items to be discussed regarding economic development matters include Project 22-01 (Heard Museum), Project 22-02 (McKinney Parks Foundation), Project 22-03 (City of McKinney, Engineering Department), Project 22-04 (City of McKinney, Housing & Community Development), Project 22-05 (ManeGait Therapeutic Horsemanship), Project 22-06 (Badminton AA Real Estate), Project 22-07 (Boys & Girls Club of Collin County), Project 20-09 (TUPPS Brewery & Entertainment Destination), and Project BlueSky.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 12:21 p.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Secretary Kelly, seconded by Vice Chair McGill, to adjourn. Chair Richardson-Woods adjourned the meeting at 12:22 p.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