

REINVESTMENT ZONE NUMBER ONE

SEPTEMBER 2, 2025

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas on September 2, 2025 at 5:30 p.m.

The meeting was streamed live online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

Board Chair Rick Franklin called the meeting to order at 5:30 p.m. upon determining a quorum consisting of himself and the following Board members were present: Patrick Cloutier, Michael Jones, Darrell Hale, Steve Lebo, Geré Feltus, Justin Beller, Bill Cox, and Ernest Lynch.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, City Secretary Empress Drane, Planning Director Lucas Raley, Deputy City Secretary Tenitrus Parchman, Planning Manager Cassie Bumgarner, Audio Visual Technician Joshua Arias and Police Officer Kendall Sam.

Board Chair Franklin called for Public Comment on Agenda Items, at which time there were none.

Board Chair Franklin called for Agenda Items.

25-3110 Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of June 3, 2025

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Lebo, to approve the Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of June 3, 2025.

25-3111 Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with 209 Louisiana, LLC for the 209 E Louisiana Critical Maintenance Project Located at 209 East Louisiana Street

Board members unanimously approved the motion by Board member Feltus, seconded by Board member Lebo, to approve a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with 209 Louisiana, LLC for the 209 E Louisiana Critical Maintenance Project Located at 209 East Louisiana Street. Resolution caption reads as follows:

RESOLUTION NO. 2025-09-001 (TIRZ1)

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 209 E. LOUISIANA CRITICAL MAINTENANCE PROJECT

The TIRZ1 Board did not meet in executive session.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Jones, to adjourn the meeting at 5:36 p.m.

These Minutes were approved by the TIRZ #1 Board on October 21, 2025 and referred to the City Council Regular Meeting of November 4, 2025 for City Council approval.

Tax Increment Reinvestment
Zone Number One Board

SIGNED:

RICK FRANKLIN
TIRZ1 Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary

City of McKinney
Collin County, Texas