

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**NOVEMBER 20, 2025**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, November 20, 2025, at 8:00 a.m.

**Board Members Present:** Chair George Fuller, Vice Chair David Riche, Treasurer Chris Wilkes, Board Members Angela Richardson-Woods, Joy Booth, and AJ Micheletto.

**Absent:** Secretary Deborah Bradford. Board Alternate Markus Lloyd was seated at the dais in Secretary Bradford's place.

**Staff Present:** President Cindy Schneible, Assistant City Manager Trevor Minyard, Director of Parks and Recreation Amy Kinkade, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Director of Cultural District Andrew Jones, Assistant City Manager Jennifer Arnold, MCDC Grant Program and Marketing Manager Linda Jones, MCDC Administrative and Marketing Coordinator Anahi Vega, and Audio-Visual Technician Joshua Arias.

There were several guests present.

Chair Fuller called the meeting to order at 8:01 a.m. after determining a quorum was present. Pastor Brian Baker of Life Church McKinney offered an invocation which was followed by the Pledge of Allegiance.

Chair Fuller called for a motion on consent items. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Treasurer Wilkes, to approve the following consent items:

**25-3409** Minutes of the McKinney Community Development Corporation Meeting of October 23, 2025.

**25-3314** Minutes of the McKinney Community Development Corporation Meeting of the Retail Development Infrastructure Grant Subcommittee of September 16, 2025.

**25-3410** Minutes of the McKinney Community Development Corporation Meeting of the Potential Projects Subcommittee of November 11, 2025.

**25-3411** Chair Fuller called for Board and Liaison Reports.

Board Chair. Chair Fuller presented Immediate Past Chair Richardson-Woods with a crystal gavel in honor of her chairmanship. Chair Fuller thanked her for her service to MCDC. Immediate Past Chair Richardson-Woods expressed her gratitude to the Board for the opportunity to serve.

City of McKinney. Assistant City Manager Trevor Minyard shared that the Salvation Army Red Kettle is currently located in the main lobby of City Hall and will be placed at various locations throughout McKinney between Thanksgiving and Christmas. During the recent City Council Work Session, updates were provided on Downtown parking, the Comprehensive Plan especially as it relates to the Highway 5 corridor, and the development of 230 acres at Taylor Burk and Bloomdale. Mr. Minyard recommended that the Board watch the Work Session presentations. He also shared that the new City website is now live and encouraged everyone to visit. Mr. Minyard announced that City Manager Paul Grimes was honored with the Award for Career Excellence from International City/County Management Association at a recent conference.

Visit McKinney. Executive Director Aaron Werner shared that the turkey inflatables have popped up throughout McKinney, with 360 turkey stories and locations submitted to the Visit McKinney Turkey Map. He noted that the story has been popular in the press and that NBC5 will feature the story on Monday. Mr. Werner reported that Visit McKinney hosted 35 local hoteliers at City Hall and provided an update on development in the City. He announced that the NCAA Division II Football Championship is scheduled for December 20 at McKinney ISD Stadium.

McKinney Economic Development Corporation. President Michael Kowski announced that Madison Clark was named one of North America's Top 50 Economic Developers in 2025. Mr. Kowski noted that

a delegation comprised of City Council Members, MEDC and MEDC Board Members and MEDC staff attended the Smart Cities Expo World Congress in Barcelona. Board Member Richardson-Woods added her comments regarding the Smart Cities Expo and shared that she attended the Expo with the delegation and participated in several informative sessions. These included Citizen Engagement and Transforming City Services, Cross-Sector Partnerships, Equitable Housing and Growth, Future-Ready Planning, and Resilient Urban Economics. Mr. Kowski stated that the event had 25,000 attendees from over 100 countries and included 1,200 exhibitors and vendors. Board Member Richardson-Woods thanked the Board for allowing her to represent MCDC. Chair Fuller recognized Mr. Kowski for his dedication and work.

McKinney Main Street/MPAC. Director Andrew Jones shared that Main Street recently won several awards from the Texas Downtown organization that included Best Renovation for Harvest at the Masonic, Best Project for the Downtown Trolley, Best Business for McKinney Knittery, and Downtown McKinney for Best Downtown. He announced the launch of a new initiative in Downtown McKinney, The Grandma Stand, scheduled for November 21–22 from 1:00–4:00 p.m. on the Downtown Square. Upcoming events include Light the World Giving Machines from November 21 to December 4, MRT presents A Christmas Carol from November 21-22 and November 28-29, Home for the Holidays, November 28-30, Girls Night Out on December 4, Coffee Crawl on December 6, WFAA Santa's Helpers Toy Drive on December 11, McKinney Rotary Club Parade of Lights on December 13, and Menorah Lighting on December 18. Treasurer Wilkes asked about Oktoberfest data, and Mr. Jones noted that the event experienced double revenue growth and the VIP experience sold out on Saturday. He shared that they would receive cellphone data at the end of the quarter.

McKinney Parks and Recreation. Director Amy Kinkade thanked the MCDC Board for their support. She shared that Parks and Recreation received three awards at the TRAPS North Region Conference: Excellence in Maintenance, Communications, and the Horizons Award presented to Parks staff member Hannah Hickman. On November 5–6, staff participated in professional development sessions at EpicCon. Upcoming events include the Ribbon Cuttings at Towne Lake Recreation Center and the Light Walk on December 3. The outdoor pool at Apex is being is being renovated and is scheduled for completion by March 1. Design plans are nearing finalization for the second elevator at the Apex Center. The playground equipment at Ash Woods Park has been removed and new equipment is being installed. The old equipment will be donated. Chair Fuller asked whether Parks maintenance clears leaves along bike trails during the fall, and Ms. Kinkade responded that they do. President Schneible directed Board members to the Parks Report attached to the agenda.

- 25-3412** Chair Fuller called for the President's Report. President Schneible congratulated City Manager Paul Grimes on receiving the Award for Career Excellence. She announced that nominations are now being accepted for the Quality-of-Life Awards through December 12. Two awards are available, one for an individual and one for an organization. She shared that the McKinney Front Porch will host an Attainable Housing Summit on April 13 at the MISD Community Event Center. Dr. Cullum Clark, Director of the Bush Institute, will serve as the keynote speaker. Deadline for Promotional Grant applications is November 28. The application period for Project Grants opens December 1, and the cycle for Retail Infrastructure Grants opens January 1. Upcoming events at TUPPS include Hops & Shops on November 28, the Holiday Art Bazaar on December 6, and the Ugly Sweater Party on December 13.

Treasurer Wilkes shared that he attended and enjoyed the McKinney Asian Food Festival at City Hall. President Schneible directed Board members to the final report for the McKinney Asian Food Festival.

**25-3413** Chair Fuller called for consideration/discussion/action on an extension to the term of the loan agreement for Project RI24-10, Hester Eats, LLC (dba Hamm's Meat Market), for installation of a fire suppression system and site improvements at 307 W. Louisiana Street in McKinney, to December 1, 2025. Chef Noah Hester shared that despite several delays, the project is now complete, and the fire inspection will be completed soon. Treasurer Wilkes commended Chef Hester on the success of Oktoberfest and the Chestnut Square Farm-to-Table event. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to extend the agreement to December 1, 2025, as requested.

**25-3414** Chair Fuller called for consideration/discussion/action on amending the Retail Development Infrastructure Grant Guidelines for FY26. Board Member Booth reported that the Retail Infrastructure Grant Subcommittee is requesting consideration to eliminate geographic boundaries for the grant. Current eligibility is limited to properties located within a half mile of designated areas across the City. Removing these boundaries would allow aging retail properties citywide to apply, which would support revitalization efforts and increase sales tax revenue. Chair Richardson-Woods asked whether allocation restrictions would impact the program and whether the application process would become more competitive. President Schneible clarified that \$300,000 is allocated annually, with \$150,000 per cycle, and the grant is a matching program covering up to 75 percent with a maximum award of \$50,000. She stated that funding could potentially be allocated from fund balance if necessary. Board Member Booth added that new construction would not

be eligible. Chair Fuller and Board Member Richardson-Woods recommended creating a rubric to establish priorities. Treasurer Wilkes stated that gateway projects should be prioritized. Chair Fuller added that major corridors should also be a primary focus. President Schneible noted that the program is intended to support redevelopment opportunities and that grant programs are reviewed annually and may be adjusted as needed. Chair Fuller encouraged Board members to promote the grant program to business owners. Board Member Micheletto stated that outreach strategies have included contacting commercial brokers. Board Member Richardson-Woods and President Schneible noted that MCDC has conducted extensive outreach Downtown through merchant meetings, printed materials and personal visits. Vice Chair Riche asked whether expanded boundaries would include ETJ properties. Chair Fuller and Treasurer Wilkes confirmed that it would be limited to the City of McKinney. Board Member Micheletto suggested adding signage to construction locations, while projects were in progress, indicating funding through the Retail Infrastructure grant program and acknowledging MCDC support. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Micheletto, to approve the proposed Retail Development Infrastructure Grant Guidelines for FY26 which expand eligibility to include any location within McKinney city limits, while retaining the current boundaries and gateways as priority funding areas.

Chair Fuller recognized President Schneible for her dedication and thanked her for her leadership. Board Member Booth shared that she attended the Habitat for Humanity Home Blessing event. Treasurer Wilkes shared that the Hugs Headquarters project is progressing quickly and added that they will be opening a Hugs Café location in Dallas. Vice Chair Riche shared that he attended the Habitat for Humanity Home Blessing and commended City staff for their recent awards. Board Alternate Lloyd shared that he has appreciated the increase in volunteer participation throughout the City. Board Member

Micheletto encouraged community members to volunteer and give back during this season. Board Member Booth added that it is Homelessness Awareness Week and encouraged participation in related events. Chair Fuller added that the Giving Machine ribbon cutting will take place on November 21 at 10:00 a.m.

Chair Fuller announced that there would be no Executive Session.

Chair Fuller called for a motion to adjourn. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Vice Chair Riche, to adjourn. Chair Fuller adjourned the meeting at 9:12 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: \_\_\_\_\_

SIGNED:

\_\_\_\_\_  
GEORGE FULLER  
Board Chair  
DAVID RICHE  
Board Vice Chair

ATTEST:

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DEBORAH BRADFORD  
Board Secretary