

REINVESTMENT ZONE NUMBER ONE

DECEMBER 16, 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 Tuesday, December 16, 2025, at 5:00 p.m.

Board Chair Rick Franklin called the meeting to order at 5:13 p.m. upon determining a quorum consisting of himself and the following members were present: Patrick Cloutier, Michael Jones, Steve Lebo, Geré Feltus, Justin Beller, and Bill Cox.

Board member Darrell Hale was absent.

The following 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, Director of Planning Lucas Raley, Executive Director of Development Services Michael Quint, Deputy City Secretary Tenitrus Parchman, Planning Manager Cassie Bumgarner, Planning Manager Hayley Angel, Audio Visual Technician Joshua Arias, Administrative Assistant Sheridan Burns, and Police Officer Kendall Sam.

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

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

Board Chair Franklin called for Agenda Items.

25-3457 Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of November 18, 2025

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Feltus, to approve Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of November 18, 2025

25-3458 Consider/Discuss/Act on Approving TIRZ #1 Funding for the Design Phase of the McKinney Downtown Fire Sprinkler Project

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Cox, to TIRZ #1 Funding for the Design Phase of the McKinney Downtown Fire Sprinkler Project.

25-3459 Consider/Discuss/Act on a Request for TIRZ #1 Funding for a Small Area Plan along State Highway 5

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Beller, to approve a Request for TIRZ #1 Funding for a Small Area Plan along State Highway 5.

EXECUTIVE SESSION

In accordance with the Texas Government Code: A. Section 551.071(2) Consultations with Attorney on any agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

The TIRZ1 Board did not meet in executive session.

Board members unanimously approved the motion by Board member Feltus, seconded by Board member Cox, to adjourn the meeting at 5:28 p.m.

RICK FRANKLIN
Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary