

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**JULY 17, 2023**

The McKinney Community Development Corporation held a Special Meeting at the MCDC offices, 7300 SH 121 SB, Suite 200, McKinney, Texas, on Monday, July 17, 2023 at 8:30 a.m.

**Board Members Present:** Chair Angela Richardson-Woods, Vice Chair David Kelly, Secretary Deborah Bradford, Treasurer Kathryn McGill, Board Members Joy Booth and David Riche, and Board Alternate Jon Dell'Antonia.

Absent: Board Member Mary Barnes-Tilley.

**Staff Present:** MCDC President Cindy Schneible and MCDC Administrative and Marketing Coordinator Linda Jones.

**Absent:** None.

Chair Richardson-Woods called the meeting to order at 8:35 a.m. after determining a quorum was present.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

**23-0553** Chair Richardson-Woods called for consideration/discussion/action on MCDC Strategic Priorities for FY 24. President Schneible briefly reviewed the current MCDC Vision, Mission and Guiding Principles. Board members confirmed that no changes were needed at this time. President Schneible shared City Council goals and emphasized that MCDC's strategies should work to support the City's overall goals. Ms. Schneible reminded Board members of current MCDC strategic priorities:

- Low-income housing – achieve through nonprofit, City and private partnerships
- Multi-use/mixed-use/destination entertainment projects
- Historical Cultural District and East Side development

- Parks and open space development; and preservation of open space and natural areas
- Community gathering facility
- Collaborative projects involving community partners (City of McKinney, MEDC, nonprofits, etc.)

After a detailed discussion, including consideration of adding transportation as a priority, Board members agreed that the last strategy listed should be considered an overarching guideline when considering the first five priorities. Staff will present proposed updates at the July 27 regular meeting. Ms. Schneible led discussions regarding historical funding data for each strategic priority, and Board members agreed with Ms. Schneible's categorization of funds awarded. Ms. Schneible reviewed current parameters for grant programs, and Board members agreed to move forward with programs as currently defined. Board members discussed researching advertising buying power for nonprofits through MCDC, promotion of grant cycles, and training for applicants on completing the applications. With the goal of establishing a more consistent application evaluation system, an Applications Task Force was established. Members of the task force will be Chair Angela Richardson-Woods, Treasurer Kathryn McGill, and Board Member Joy Booth.

Chair Richardson-Woods recessed the meeting at 10:20 a.m. She reconvened the meeting at 10:27 a.m.

Ms. Schneible presented proposed staffing updates that the MCDC Finance Committee approved during its budget review meeting. First, to work with Human Resources to update and upgrade the current Administrative and Marketing Coordinator position to better reflect the current responsibilities of the position. Second, she is proposing an

added administrative staff position to help with current administrative and marketing functions. These changes will allow staff to address some missed opportunities due to current time constraints. Ms. Schneible added that there will be a budget impact, but that number will be defined with the help of HR. Board members encouraged Ms. Schneible to proceed with the staffing proposal, so that hiring can begin once budgets are approved for the next fiscal year. Board Member Booth asked about budget extensions for the Byron Nelson and for Parks allocations. Ms. Schneible shared that the Parks discussion will likely begin next year, and the Byron Nelson contract will be reviewed when the current term is closer to ending.

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 10:33 a.m. in accordance with the Texas Government Code. Deliberations regarding economic development matters include Project 4B 23-08 (McKinney Housing Authority – The Remnant), Project 4B 23-09 (TUPPS Brewery and Entertainment Destination), Project 4B 17-04 (Craig Ranch Resort Hotel), and Project Bluesky.

Chair Richardson-Woods reconvened the meeting at 10:36 a.m.

Chair Richardson-Woods made a motion to approve the amendments of the term sheet for the Craig Ranch Resort Hotel as discussed in Executive Session. Motion was seconded by Treasurer McGill and approved unanimously.

Chair Richardson-Woods thanked Board members and staff for the thoughtful participation in today's strategic planning discussion. Board Member Bradford thanked staff for their preparation for the meeting.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Riche, seconded by Vice Chair Kelly, to adjourn. Chair Richardson-Woods adjourned the meeting at 10:37 a.m.

These minutes approved by the MCDC members on: \_\_\_\_\_

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ANGELA RICHARDSON-WOODS  
Chair

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DEBORAH BRADFORD  
Secretary