

## **REINVESTMENT ZONE NUMBER ONE**

**JANUARY 16, 2024**

The Reinvestment Zone Number One (TIRZ1) Board of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, January 16, 2024 at 6:30 p.m.

Board member George Fuller called the meeting to order at 6:00p p.m. upon determining a quorum of the board consisting of himself and the following members were present: Rick Franklin, Justin Beller, Patrick Cloutier, Geré Feltus, Darrell Hale, and Michael Jones.

Board Chair Charlie Philips and Board member Bry Taylor were absent.

These City Staff were present: City Manager Paul Grimes, City Attorney Mark Houser, Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Police Sergeant Joseph Spano, Crime Prevention & Education Officer Shannon Seabrook, Downtown Development & Historic Preservation Planning Manager Paula Nasta, Planner Cameron Christie, Assistant Fire Chief James Floyd, Director of Planning Jennifer Arnold, and City Secretary Empress Drane.

There were approximately fifty (50) members of the public present in the audience including these appointed officials of the City: Library Advisory Board member Connie Gibson, Capital Improvements Advisory Committee member Steve Wilson, and McKinney Housing Finance Corporation member Mohamed Kacem.

Member Fuller called for Public Comments on agenda items at which time there were no requests to address the Board.

Member Fuller called for the agenda items:

**24-1112** Election of Vice Chair

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Patrick Cloutier, to table the election to the next TIRZ1 meeting on May 7, 2024.

**24-1113** Minutes of the Tax Increment Reinvestment Zone (TIRZ1) Board Meeting  
of June 6, 2023

Board members unanimously approved the motion by Board member Rick Franklin, seconded by Board member Darrell Hale, to approve and refer the Minutes to

the City Council Regular Meeting of February 20, 2024, for City Council approval.

**24-1114** Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Haddington Fund, LLC for the 501 and 601 E. Louisiana Street Flour Mill Buildings' Roofs Critical Maintenance Project

The applicant James Bresnahan was present in support of approving the agreement. No other members of the public requested to make comments.

Board members unanimously approved the motion by Board member Patrick Cloutier, seconded by Board member Gere Feltus, close the public hearing and approve a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Haddington Fund, LLC for the 501 and 601 E. Louisiana Street Flour Mill Buildings' Roofs Critical Maintenance Project, by the accompanying Resolution with caption reading as follows:

**RESOLUTION NO. 2024-01-001 (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 501 AND 601 E. LOUISIANA STREET FLOUR MILL BUILDINGS' ROOFS CRITICAL MAINTENANCE PROJECT**

The Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Rick Franklin, seconded by Board member Gere Feltus to adjourn the meeting at 6:06 p.m.

These minutes were approved by the TIRZ1 Board on May 7, 2024 and referred to the City Council Regular Meeting of May 21, 2024 for City Council approval.

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CHARLIE PHILIPS, Board Chair

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary