

TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD

NOVEMBER 5, 2024

The Tax Increment 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, November 5, 2024 at 5:00 p.m.

The meeting was broadcast live on cable television and through the City's website. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

TIRZ1 Board Chair Charlie Philips called the meeting to order at 5:08 p.m. upon determining a quorum consisting of himself and the following members were present: Vice Chair Rick Franklin, and Board members George Fuller, Justin Beller, Geré Feltus, Patrick Cloutier, Michael Jones, and Steve Lebo.

Board member Darrell Hale was absent.

These City of McKinney staff were present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, Director of Planning Jennifer Arnold, Planner Cassie Bumgarner, Planner Cameron Christie, and Audio / Video Technician Joshua Arias.

There were six (6) members of the public present in the audience including these appointed officials of the city: Building & Standards Commission member Dan Porzio, and Historic Preservation Advisory Board member James West.

Board Chair Philips called for Public Comments at which time there were no requests to speak to the Board.

Board Chair Philips called for the meeting agenda items:

24-2134 Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1)
Board Meeting of September 30, 2024

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to Approve and Refer the minutes to the City Council Regular Meeting of December 3, 2024 for City Council approval.

24-021DA Consider/Discuss/Act on a Resolution Approving a Chapter 380
Economic Development Agreement and Project Plan Implementation

Agreement with Hope Hardware, LP for the Hope Hardware Building
Rehabilitation Project (Critical Maintenance/Fire Suppression Project)
Located at 214 East Louisiana Street

Applicant Cleo Meredith, PO Box 6154, McKinney TX 75071, spoke in support of
the agreements for the project.

Board members unanimously approved the motion by Board member George
Fuller, seconded by Board member Michael Jones, to Approve a Chapter 380 Economic
Development Agreement and Project Plan Implementation Agreement with Hope
Hardware, LP for the Hope Hardware Building Rehabilitation Project (Critical
Maintenance/Fire Suppression Project) Located at 214 East Louisiana Street, and
accompanying Resolution, caption reading as follows:

RESOLUTION NO. 2024-11-007 (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 214 E. LOUISIANA STREET CRITICAL MAINTENANCE
AND FIRE SUPPRESSION PROJECT**

24-022DA Consider/Discuss/Act on a Resolution Authorizing the Execution of a
Chapter 380 Economic Development Agreement and Project Plan
Implementation Agreement with TUPPS Brewery for a Build Your Own
Business Project (Innovation/Pilot Project) Located at 402 East Louisiana
Street (REQUEST WITHDRAWN)

This item was tabled from the TIRZ1 meeting of September 30, 2024, and the
applicant withdrew the request since that time. The TIRZ1 board took no further action
on the item.

The TIRZ1 board did not meet in executive session.

Board members unanimously approved the motion by Vice Chair Rick Franklin,
seconded by Board member George Fuller, to adjourn the meeting at 5:15 p.m.

These minutes were approved by the TIRZ1 board on December 3, 2024, and
referred to the City Council Regular Meeting of December 17, 2024 for City Council
approval.

SIGNED:

CHARLIE PHILIPS
Chair
RICK FRANKLIN
Vice Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary