

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 23, 2025

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, October 23, 2025, at 8:00 a.m.

25-3311 Prior to the start of the meeting, Vice Chair Riche administered the Oath of Office for New and Reappointed Board Members Deborah Bradford, AJ Micheletto, Markus Lloyd, George Fuller, and Angela Richardson-Woods.

Board Members Present: Angela Richardson-Woods, David Riche, Deborah Bradford, Joy Booth, Chris Wilkes, AJ Micheletto, George Fuller, and Markus Lloyd (Alternate).

City Council Present: Mayor Pro Tem Geré Feltus and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant Director of Finance Chance Miller, Director of Parks and Recreation Amy Kinkade, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Assistant Director of Parks and Recreation Erica Lyght, Assistant Director of Parks and Recreation Robert Gaylor, Audio Visual Technician Joshua Arias, ICMA Fellow Emily Ann Brier, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were many guests present.

Board Member Richardson-Woods called the meeting to order at 8:03 a.m. after determining a quorum was present. Secretary Bradford offered an invocation which was followed by the Pledge of Allegiance.

25-3312 Chair Richardson-Woods called for Election of Officers. Board members unanimously approved a motion by David Riche for George Fuller to be elected Board Chair. Chair Fuller assumed his new role and presided over the remainder of the meeting. Board Member Richardson-Woods nominated Deborah Bradford, and Chris Wilkes nominated David Riche, for Vice Chair. In a show of hands vote, Board members elected David Riche as Vice Chair with 4 votes for Riche and 3 votes for Bradford. Board Member Bradford reminded everyone that all Board members are appointed to serve regardless of their position on the Board. Board members unanimously approved a motion by Board Member Richardson-Woods for Deborah Bradford to be re-elected Secretary. Board members unanimously approved a motion by David Riche for Chris Wilkes to be re-elected Treasurer.

Chair Fuller called for discussion on consent items.

25-3314 Board Member Booth requested to pull down item 25-3314, Minutes of the McKinney Community Development Corporation Meeting of the Retail Development Infrastructure Grant Subcommittee of September

16, 2025. In order to allow time for the subcommittee to discuss a minor discrepancy in the document, Board Member Booth moved to table Item 25-3314 to the November 20, 2025, regular Board meeting. The motion was seconded by Board Member Richardson-Woods and unanimously approved by the Board.

- 25-3313** Minutes of the McKinney Community Development Corporation Meeting of September 25, 2025. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Micheletto, to approve this item.

Chair Fuller called for public comments regarding matters not on the agenda, and there were none.

- 25-3315** Chair Fuller called for the Financial Report. Assistant Director of Finance Chance Miller presented preliminary financials for the month of September. Revenues were just over \$2.6 million, primarily from sales tax. Expenses were \$438,000, including \$270,000 in project expenses and \$100,000 in non-departmental. A preliminary final fund balance of \$98 million is anticipated. Of that amount approximately 49% is committed to projects approved by the MCDC board. MCDC and Finance are working to finalize reappropriations of unspent funds for projects in progress. Regarding sales tax, September numbers apply to

July. McKinney saw an increase of 4.2% compared to a 0.7% decrease for Allen, a 26.5% increase for Plano (likely related to an audit collection), and a 0.7% increase for Frisco. McKinney's year-to-date increase is 2.9%. Regarding the industry break-out, Mr. Miller shared that the retail trade category remains steady at 4% and continues to be used as a primary economic indicator. Mr. Miller noted that the audit collection related to Administrative Support, Waste Management, and Remediation had the most significant negative impact. Treasurer Wilkes asked about sales tax revenue increase for FY26. Mr. Miller confirmed that a conservative 3.5% sales tax revenue increase has been forecast. President Schneible added that the projection aligns with the City's budget. Treasurer Wilkes requested clarification on the ending fund balance and reappropriations. Mr. Miller explained that they are working on reappropriating unspent project funds that were approved in FY25. Once reappropriations are factored in, the ending fund balance will be approximately \$49,000,000. He also noted that the airport transfer is complete, which is already accounted for in the fund balance. Chair Fuller asked about the audit adjustment. Mr. Miller responded that it reflects a 4.2% increase.

25-3316 Chair Fuller called for Board and Liaison Reports.

Board Chair. Chair Fuller deferred to Board Member Richardson-Woods, who shared that Board Members attended various sponsored and grant-funded community events.

City of McKinney. City Manager Paul Grimes expressed appreciation to Board Member Richardson-Woods for her service and congratulated the new officers. He congratulated the City's Public Works team which has been nominated for an Excellence Award at the Trimble Innovate User Conference. Mr. Grimes reported that, as of October 1, the City's population is 233,688. He announced that the City will hold a public meeting on October 23 regarding the Safe Streets McKinney Program. The meeting will provide an opportunity to review the proposed strategy targeting high-injury roadways and intersections. He noted that early voting is taking place on the second floor of City Hall and encouraged residents to participate. Mr. Grimes shared that the Housing and Community Development Department and Assistant City Manager Jennifer Arnold are undertaking the Better Together homelessness initiative, adding that City Council has passed ordinances to further address homelessness within the community. Vice Chair Riche asked for an update on the Chestnut Water Tower, and Mr. Grimes responded that renovations should start this fall and will take eight months to complete. Treasurer Wilkes asked about the growth percentage on population, and Mr. Grimes stated that McKinney has experienced a 4%

annual growth rate. Treasurer Wilkes shared his concerns about sales tax collection and the correlation with population growth, and Mr. Grimes concurred that population growth rate and sales tax are generally directly correlated. Board Member Booth asked about plans for a sidewalk to connect Whole Foods at 380 to the Stonebridge Ranch community. Mr. Grimes responded that the developer is responsible for constructing sidewalks on the project.

Visit McKinney. Executive Director Aaron Werner congratulated the new officers. He shared that during the University of Texas vs. University of Oklahoma weekend, hotel occupancy in McKinney was 94.5% on Friday night and 95.4% on Saturday night. Mr. Werner noted that historically, data has shown this to be one of the highest occupancy weekends of the year. Other events held that weekend included McKinney Día de los Muertos, Ratrodtoberfest, and a soccer tournament at McKinney Soccer Complex at Craig Ranch. Mr. Werner reported that during the televised Georgia vs. Ole Miss game, McKinney and the MISD Stadium were highlighted as home to the NCAA D2 Championship Game. The McKinney Farmers Market was voted the number one farmers' market in Texas again in 2025 and was featured on Good Morning Texas in a live segment.

McKinney Economic Development Corporation. President Michael Kowski shared that the McKinney Education Foundation Purses with

Purpose was a great event. He congratulated the new officers. He reported that the MEDC Board officers are Brian Loughmiller as Chairman, Kurt Kuehn as Vice Chairman, and Thad Helsley as Treasurer/Secretary. He and President Schneible presented to the Leadership McKinney Class of 2026, providing information about MCDC and MEDC. MEDC and City Council have a joint meeting on October 28. Mr. Kowski shared that Plug and Play will host an expo at Collin College today, where venture capital partners will speak with startups.

McKinney Main Street/MPAC. Director Andrew Jones shared that Oktoberfest experienced a record-breaking year, with attendance up 7% from last year and the VIP section selling out on Saturday. Main Street hosted Cirque Carre – A Lone Star Circus in Downtown McKinney last weekend. MPAC renovations were approved by the Texas Historic Commission and final plans are being drafted. Upcoming events include Young Actors Guild presents Radium Girls from October 23–25, SBG's Spooktacular Beer Walk on October 25, Asleep at the Wheel on November 1, and Home for the Holidays from November 28–30. The Downtown tree is scheduled to arrive on November 11. Mr. Jones shared that Main Street won several awards from the Texas Downtown Association, Best Renovation for Harvest at the Masonic, Best Project for the Downtown Trolley, Best Business for McKinney Knittery, and Downtown McKinney for Best Downtown. Treasurer Wilkes asked if

there is a need for another trolley, and Mr. Jones responded that they are in the process of reviewing ridership data with the Main Street Board and will share the information with MCDC.

McKinney Parks and Recreation. Director Amy Kinkade shared that Parks hosted Trick or Treat Trail at Towne Lake Park, which was a successful event. Upcoming events include the Veterans Day Celebration at 8:00 a.m. on November 8, at Corporal RD Foster Veterans Memorial Park. The ceremony will be followed by a dedication of the newly installed RD Foster plaque. The new mobile stage will be delivered tomorrow. The fourplex at Gabe Nesbitt Park has been approved by City Council. The Recreation Center at Towne Lake is nearing completion, with an open house scheduled for November 7 and 8 with regular hours resuming on November 10. Light Walk at Towne Lake is near completion and is scheduled for a ribbon cutting on December 3 from 4–6 p.m. Ms. Kinkade added that bid documents for the Bob Tomes Dog Park at Towne Lake and Grady Littlejohn Park are under review. EpicCon Conference is scheduled for November 5–6, where staff will participate in professional development sessions.

- 25-3317** Chair Fuller called for the President's Report. President Cindy Schneible expressed appreciation to Board Member Richardson-Woods for her service as Board Chair. She congratulated the new and reappointed

members and officers of the Board. She also thanked members of the Retail Development Infrastructure Grant (RDIG) and Promotional Grant subcommittees for their work. Ms. Schneible shared that the RDIG Subcommittee has been reviewing potential changes to the program, and updates will be presented at the November Board meeting for discussion. She reported that the Promotional Grants Subcommittee has been modifying the application and guidelines to provide clearer direction for applicants. She directed Board members to the attached reports, including a grant recap outlining all grants awarded by MCDC over the past year, as well as the marketing report, noting that MCDC now has over 5,000 followers on Facebook. Ms. Schneible reported that the silos at TUPPS are expected to open near the beginning of December. The five tenants will include Peridot Plants, Rolling Cigars, Toasted Simple, Fields of Fidelis, and Ugly Hotel Jewelry. She also directed Board members to handouts, which included the Page 3 Eatery ribbon-cutting information, the updated Board roster, and the FY26 grants calendar. Ms. Schneible announced that the 2026 Quality of Life application will be available the first week of November. She noted that the nomination period will be shorter this year, with nominations due December 12. The nominations will be presented to the Board for action at the December meeting. She wished Anahi Alvarez a happy birthday.

25-3318 Chair Fuller called for consideration/discussion/action on an extension to the term of the loan agreement for Project RI24-07, Venezia Saponi, for exterior infrastructure and site improvements related to the redeveloped restaurant site at 1820 Eldorado Parkway in McKinney, to December 31, 2025. Tony Krasniqi shared that the project delay was due to issues with the original contractors. New contractors have been hired. Landscaping still needs to be completed, and they are ensuring all site plans and landscaping meet code requirements. The estimated project completion date is the end of November. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Secretary Bradford, to extend the agreement to December 31, 2025, as requested.

Chair Fuller called for public comments regarding matters not on the agenda, and there were none.

Chair Fuller called for additional Board comments. Board Member Booth thanked Board Member Richardson-Woods for her service and congratulated the newly elected officers. She highlighted the dedication and involvement of all Board members in subcommittees and community events. Treasurer Wilkes noted that significant effort takes place behind the scenes and expressed appreciation to the RDIG Subcommittee for their efforts. He shared his gratitude for Board Member Richardson-Woods for her service on the board and to the community. Vice Chair Riche shared that he attended the McKinney Education Foundation Purses with Purpose event and the ManeGait Gala and expressed that both were great events. Board Member Richardson-Woods thanked the

Board for allowing her to serve as Chair over the past four years. She congratulated the new and reappointed members and officers of the Board. She also shared that she attended McKinney Dia de los Muertos, Rooted in Rhythm, and the McKinney Asian Food Festival. She expressed her appreciation to the Board for their dedication. Board Member Micheletto thanked Board Member Richardson-Woods for her service and congratulated the newly elected officers. She encouraged everyone to stay involved in the community during the holiday season. Secretary Bradford shared that she attended the McKinney Asian Food Festival, ManeGait Gala, Attainable Housing Summit, McKinney Chamber's McKinney Inclusion Youth Council, and McKinney National Night Out. She thanked Board Member Richardson-Woods for her leadership and service. Chair Fuller thanked the Board for their continued commitment and contributions. He expressed his appreciation to Board Member Richardson-Woods for her leadership, service, and representation. President Cindy Schneible shared that McKinney Front Porch, a collaborative group involving various entities focused on affordable and attainable housing, will host an Attainable Housing Summit on April 13 at the MISD Community Center from 8 a.m. to 1 p.m. She wished Chair Fuller and Board Member Booth a happy birthday.

Chair Fuller stated that the Board will not hold Executive Session today.

Chair Fuller called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Richardson-Woods, to adjourn. Chair Fuller adjourned the meeting at 9:10 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: November 20, 2025.

SIGNED:

GEORGE FULLER

Board Chair

DAVID RICHE

Board Vice Chair

ATTEST:

DEBORAH BRADFORD

Board Secretary