

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JULY 24, 2025

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, July 24, at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Riche, Secretary Deborah Bradford, Treasurer Chris Wilkes, Board Members David Kelly and Joy Booth, and Board Alternate Markus Lloyd.

Absent: Board Member AJ Micheletto.

City Council Present: Mayor Pro Tem Geré Feltus and Councilmen Michael Jones and Rick Franklin.

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, Cultural District Director Andrew Jones, Downtown Development Manager Graham Meyers, Parks Planning and Development Manager Jenny Baker, MEDC President Michael Kowski, Affordable Housing Administrator Cristel Todd, Parks Construction Planner Mallory Kornegay, Parks Construction Planner Riley Davis, City Attorney Mark Houser, Audio Visual Technician Joshua Arias, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were many guests present.

Chair Richardson-Woods called the meeting to order at 8:01 a.m. after determining a quorum was present. Pastor Arch McIntosh from Christ Redeemer Church offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved the motion by Board Member Wilkes, seconded by Vice Chair David Riche, to approve the following consent item:

25-2976 Minutes of the McKinney Community Development Corporation Meeting of June 26, 2025.

25-2977 Chair Richardson-Woods called for the Financial Report. Assistant Director of Finance Chance Miller presented the June financials. Revenues were \$2.5 million, primarily from sales tax, with \$500,000+ in interest income. Expenses totaled \$31.3 million, with \$31 million in project expenses, including airport funding. Regarding sales tax, June numbers apply to April. McKinney saw an increase of 2.2% compared to a 3.3% increase for Allen, a 1.4% decrease for Plano, and a 4.4% increase for Frisco. Mr. Miller explained that the city's true increase was 5.3% due to the impact of audit collections. He stated that the retail trade category remains at 5%. The Professional, Scientific, and Technical Services category is down 40% due to audit collections. A conservative 2.5% sales tax revenue increase has been forecast for the FY26 budget. Board Member Kelly asked for clarification on audit collections and how interest income is budgeted. Mr. Miller explained that when companies relocate without reporting the change to the Texas Comptroller, the sales tax is reallocated during random audits. He also shared that the City's Investment and Treasury Manager provides an estimate of projected interest income based on budgeted expenditures. For FY25, \$87 million has been budgeted, and only \$37.9 million has been spent so far, which results in additional interest income. Treasurer Wilkes reminded Board members that project funding is dispersed on a reimbursement basis, not always in the year a grant is awarded. Treasurer Wilkes inquired about the nearly \$1 million negative impact in the services line item. Mr. Miller explained that Professional, Scientific, and Technical Services include various services, while the other category includes office management and janitorial services. He clarified that on the financial statement, the percentages were switched, with Professional, Scientific, and Technical Services at 3% and Administrative Support, Waste Management, and Remediation at negative 40%. Treasurer Wilkes asked about the

differences between year-to-date numbers on sales tax collected and sales tax by industry. Mr. Miller explained that the \$72 million under sales tax collected reflects actual cash received from the Comptroller, while the industry report is available about two months after cash receipt and breaks down that amount by type of business but excludes those that paid under \$5,000 due to a reporting threshold. Mr. Miller indicated that staff have reached out to the Comptroller for further explanation.

25-2978 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. On behalf of the board, Chair Richardson-Woods wished President Cindy Schneible a happy birthday.

City of McKinney. City Manager Paul Grimes shared that the City held a meeting at MPAC on July 17 to gather feedback from residents and Main Street stakeholders regarding the Hall Library closure and the resulting increase in homeless population in more visible areas of Downtown. Additional concerns will be addressed during a second Community Conversations meeting at City Hall in mid-August and will include discussion of potential ordinance changes within legal limits. On July 16, the City hosted a public meeting with Venu/Notes Live (Sunset Amphitheater). Mr. Grimes expressed appreciation to the Venu team and Bob Mudd for their participation. The City recently sent seven firefighters to Central Texas to support flood relief efforts in the Hill Country. McKinney's population is now estimated to be 230,000. Council recently approved an interlocal agreement with Collin County for continued use of the regional animal shelter and a one-year extension of fire services in the ETJ. The County plans to hold an Emergency Services District election this fall to address long-term fire and emergency services, and in the interim, the City has agreed to continue providing fire services for an additional year. Mr. Grimes explained that the City is reducing subsidized services in the ETJ due to residents and businesses

withdrawing from the ETJ. He noted that the recent Airport Groundbreaking was a great event with large turnout and clarified that it was by invitation only due to safety and road capacity limitations. He hopes to include a broader invitation list for the Airport ribbon cutting event. Vice Chair Riche congratulated Mr. Grimes and the City on the successful groundbreaking event. Board Member Booth asked if the second community meeting regarding homeless issues and library closing would be publicly announced, and Mr. Grimes confirmed that it would be publicized. Chair Richardson-Woods thanked Mr. Grimes for sharing information about the City's support in Central Texas.

Visit McKinney. Executive Director Aaron Werner reported that he attended the Destinations International Conference in Chicago, which included more than 2,000 attendees from across the country. He thanked the MCDC and MEDC Boards and the City Manager's Office for their support in growing McKinney's tourism economy. He shared that the McKinney Chupacabras wrapped up their inaugural season with over 4,000 attendees per home game. Drum Corps International also saw record attendance with 600 guests at their Drum Line Expo at TUPPS and more than 4,800 tickets sold for their main competition. He invited the Board to Beth Shumate's retirement celebration on July 30. Vice Chair Riche asked which band won the DCI competition, and Mr. Werner confirmed that Santa Clarita took first place. Vice Chair Riche and Treasurer Wilkes both complimented the DCI event.

McKinney Economic Development Corporation. President Michael Kowski shared that MEDC is currently undergoing review for reaccreditation through the Accredited Economic Development Organization program, adding that McKinney is one of only 12 cities in Texas with this recognition. He reported that Cannon Beach, MEDC, and the Planning Department held a pre-development meeting to discuss the next phase of the project. He thanked MCDC team members Linda

Jones and Anahi Alvarez for assisting with the recent MEDC Board meeting.

McKinney Main Street/MPAC. Director Andrew Jones shared upcoming events including Shop for a Cause on June 26, David Rendell small business workshop at MPAC on August 4, Second Annual Car Show on August 16, SoTenn Block Party and Night Market on August 29, Scavenger Hunt on August 30, MRT presentation of Barefoot in the Park July 25-August 9, MRT presents Wicked sing-along on August 16, and MPAC presents An Evening with Brennan and Kelly on August 23. The Arts Commission recently heard presentations from 2026 season support grant applicants, and those recommendations will go to Council in early FY26. Mr. Jones announced the completion of the roundabout sculpture on Louisiana Street adjacent to the Learning Garden. Chair Richardson-Woods noted the sculpture is beautiful and has received great feedback. Vice Chair Riche asked if this was Alli K's first major public art project, and Mr. Jones confirmed that it was and that it was a great working with her.

McKinney Parks and Recreation. Director Amy Kinkade thanked everyone who attended the E.A. Randles ribbon cutting and recognized the speakers, including Chair Richardson-Woods. She noted that commemorative coins will continue to be given at future park dedications. The Apex Movie Night sold out with 225 tickets, and staff is working on acquiring better equipment for future events. The Parks team participated in the North Texas Guard Games, and Ms. Kinkade congratulated teams for placing first in the rescue relay and third in first aid. Parks will host Hawaiian Night at Juanita Maxwell Park on Saturday. The department is now fully staffed for parks development. Greens Park and Towne Lake Light Walk are near completion. Towne Lake Light Walk is expected to be finished by the end of September, with an early October opening. The Recreation Center at Towne Lake will be open by Labor

Day weekend. Board Member Booth asked about the date for the Trick or Treat Trail event, and Ms. Kinkade shared that it will take place on October 18. Board Alternate Lloyd asked where the Guard Games were hosted and if they might be hosted in McKinney in the future. Ms. Kinkade responded that the event was held in Denton this year, and they hope to bring it to McKinney in the future. Chair Richardson-Woods said she enjoyed the E.A. Randles ribbon cutting and appreciated the commemorative gift.

25-2979 President's Report. President Cindy Schneible directed Board members to the reports attached to the agenda. Today, the Board will vote on promotional grant applications and hold Project Grant public hearings. The deadline for the Retail Infrastructure Grant Cycle II applications is July 31, and applications will be presented next month. FY26 will begin on October 1. The Finance Committee has prepared the proposed FY26 budget, which will be voted on today and sent to the City Manager's Office to be included in the complete McKinney FY 26 budget. A Council Work Session is scheduled for August 8 for presentation and review of the FY26 budget.

25-2980 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by The Heritage Guild of Collin County (PC 25-17) in the amount of \$14,905.00 for the advertising, marketing and promotion of 2025 Fall events at Chestnut Square including Farmers Market, Ghostly Hauntings, Trolley Tours, Pumpkin Pals, Educational Programming, and Holiday Tour of Homes. Board Alternate Lloyd reported that total grant funds available are \$174,421, including reappropriations of \$69,396 in unspent funds from FY 2024. The subcommittee (Board Alternate Lloyd and Board Members Booth and Micheletto) met July 8 and discussed each application in detail with careful consideration given to the following:

- Ability to showcase City of McKinney for purposes of business development and/or tourism
- anticipated attendance from McKinney residents and visitors to the city
- location of the event,
- per capita spend for proposed promotional plan
- data from past events
- number of events supported by a single grant request
- past grants awarded
- new versus repeat events
- grant recipient's investment in marketing and promotions (as a percentage of total marketing budget).

On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$14,905 for the current item. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Treasurer Wilkes, to approve a grant in an amount of \$14,905 as recommended by the subcommittee.

25-2981 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Rotary Foundation (PC 25-18) in the amount of \$7,500.00 for the advertising, marketing and promotion of the 2025 Parade of Lights. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$7,500. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$7,500 as recommended by the subcommittee.

25-2982 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Texas Women Society (PC 25-19) in the amount of \$13,500.00 for the advertising, marketing and promotion of the 2025 McKinney Asian Food and Art Festival. On behalf of the subcommittee, Board Alternate Lloyd

recommended funding in the amount of \$12,000. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$12,000 as recommended by the subcommittee.

25-2983 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Repertory Theatre (PC 25-20) in the amount of \$6,790.00 for the advertising, marketing and promotion of the two unique shows in 2025. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$6,790. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$6,790 as recommended by the subcommittee.

25-2984 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by The Warrior's Keep (PC 25-21) in the amount of \$12,500.00 for the advertising, marketing and promotion of the 2025 Veterans Day Celebration at TUPPS Brewery. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$5,000. Board Member Kelly made a motion to approve funding in the amount of \$10,000 for the request. Secretary Bradford asked for clarification on the funding recommendation. Board Member Booth noted that the subcommittee considered that the event will not be ticketed this year. Additionally, the subcommittee noted that the organization has seen significant Board turnover and they would like to see the organization increase their involvement with Texas Veterans Network to the level they claim exists in order to benefit from that collaboration. Chair Richardson-Woods called for a second on Board Member Kelly's motion and received none. Board members approved a motion by Board Alternate

Lloyd, seconded by Board Member Booth, to approve the grant in an amount of \$5,000 as recommended by the subcommittee, in a vote 5-2-0 with Secretary Bradford and Board Member Kelly voting no.

25-2985 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Collin County Master Gardeners Association (PC 25-22) in the amount of \$14,500.00 for the advertising, marketing and promotion of the 2025-2026 Events at Myers Park consisting of eight unique events including the annual Garden Show, plant sales, A Walk in the Park, and educational workshops. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$12,000. Treasurer Wilkes asked for clarification on funding for the event. Board Member Booth responded that the applicant had unspent funds from previous grants, which was a main consideration for the subcommittee to lower the funding recommendation. Treasurer Wilkes recognized the subcommittee for their research and thanked Board Member Booth for her explanation. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$12,000 as recommended by the subcommittee.

25-2986 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Main Street (PC 25-23) in the amount of \$14,000.00 for the advertising, marketing and promotion of the 2025 McKinney Oktoberfest. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$14,000. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Treasurer Wilkes, to approve a grant in an amount of \$14,000 as recommended by the subcommittee.

25-2987 Chair Richardson-Woods called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Art Club of McKinney (PC 25-24) in the amount of \$7,100.00 for the advertising, marketing and promotion of 2025-2026 events, including three art shows, four workshops, and thirteen community events. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$4,200. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$4,200 as recommended by the subcommittee.

25-2988 Chair Richardson-Woods called for consideration/discussion on a Promotional and Community Event Grant application submitted by Millennial Maven Creative Foundation (PC 25-25) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2025 Rooted in Rhythm event. On behalf of the subcommittee, Board Alternate Lloyd recommended funding in the amount of \$4,000. Secretary Bradford asked for clarification on the recommendation. Board Alternate Lloyd explained that the subcommittee wants to give event organizers an opportunity to demonstrate the value and potential of this new event before funding at a larger amount. Treasurer Wilkes asked if staff communicated with applicants when they are not funded at the-requested amount. President Schneible confirmed that staff reaches out to applicants regarding Board concerns and emphasizes the importance of tracking results and submitting documentation in the final report submitted to the Board. Linda Jones added that applicants often reach out to her for guidance, and she works with them to create plans that include reimbursable expenses. President Schneible noted that this event was originally scheduled for spring but was moved to fall due to weather, and MCDC had already provided sponsorship funding for the

original event in an amount of \$2,000. Taking into consideration the initial funding along with the grant, total support for the Rooted in Rhythm event will be \$6,000. Chair Richardson-Woods encouraged applicants to review past meetings for presentations of events that were fully funded. She added that the Board has discussed hosting webinars or workshops to help applicants better understand the grant process and MCDC's expectations. Secretary Bradford thanked Board members for the clarification and expressed support for offering training opportunities for applicants. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve a grant in an amount of \$4,000 as recommended by the subcommittee. Chair Richardson-Woods thanked the subcommittee for their work.

Chair Richardson-Woods stated that the Board will hold public hearings on five Project Grant applications submitted for consideration by the Board. Each applicant will have five minutes to present; additional time will be allowed for public input and follow-up questions from the Board.

25-2989 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by The Harbor at Adriatica Master Condominium Association, Inc. (4B25-12) in the amount of two hundred thirty-three thousand one hundred thirty-seven and No/100 dollars (\$233,137.00) to replace the code-required fire suppression system within the structured parking facility containing 438 public parking spaces located at 6675 Mediterranean Drive, McKinney, Texas. The request represents 72% of total project cost. Caroline Perry noted that Adriatica is a unique master-planned community with broad community engagement and represents over a quarter billion dollars in ad valorem value and generates substantial retail sales for the City. Adriatica has received about \$1.6 million in infrastructure grants, which represents only .006% of its total value. She highlighted past MCDC

grants similar to the current request. She thanked the Board for funding the transformation of the amphitheater and noted that the amphitheater has become a community gathering space. Additionally, Adriatica remains one of the most photographed locations in McKinney. Annually, Adriatica hosts 12–15 organized community events. In addition, the development serves as the site for marriage proposals, ceremonies, gender reveals, and quinceañeras. Ms. Perry shared the mission is to bring commerce and community together by offering a beautiful space for public use. The parking garage is one of the vital assets that supports this mission. Visitor traffic ranges from 100 to 1,000 people per week depending on the season. For the past 15 years, The Harbor Association has supported public access by maintaining services for the garage, restrooms, trash removal, elevators, lobbies, safety inspections, insurance, landscaping, irrigation, and courtesy patrol. The association's annual maintenance budget is \$406,000, with a total investment of \$6 million over time. Due to multiple failures and breaks in the fire suppression system, the insurance premium has increased by 346%. In the past 12 months, \$70,000 has been spent on repairs. A vendor has been selected for the replacement. The estimated start date is August 1, 2025, with completion expected by September 15, 2025. Chair Richardson-Woods asked if the insurance premium might go down after the replacement. Ms. Perry responded that it could but also mentioned that the association has dealt with public liability lawsuits. Chair Richardson-Woods asked about ad valorem tax generation, and Ms. Perry responded that she would follow up with more information. Board Member Booth asked if the Adriatica Business Association still exists. Ms. Perry responded that it no longer exists and clarified that community events are now organized by the Adriatica Master Association, adding that The Harbor is a separate area and association that manages the area by the reservoir. Treasurer Wilkes asked about reserved spaces in

the garage. Ms. Perry explained that the private spaces are listed as condominium units with the Collin Central Appraisal District. She also clarified that there are two fire suppression systems. The wet system serves private residences and offices. The dry system only serves the public section of the parking garage. Chair Richardson-Woods recognized Adriatica for its value as a photography location. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Booth, to close the public hearing.

25-2990 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by McKinney Main Street (4B25-13) in the amount of eighty thousand and No/100 dollars (\$80,000.00) to fabricate and install a fifty-foot neon monument sign to promote Historic Downtown McKinney located on City right of way median at the northeast intersection of highway 75 and Virginia Street, McKinney, Texas. The request represents 45% of total project cost. Andrew Jones shared that the project was inspired by the neon signs in the Downtown McKinney Cultural District. The Downtown district receives 5.1 million visits per year, has over 180 small businesses, and hosts more than 112 annual events. Mr. Jones explained that the goal is to increase Downtown's visibility at the intersection of Highway 75, Louisiana Street, and Virginia Street. He said the intersection of Virginia and 75 sees the highest traffic count in and out of Downtown. TRG Marketing conducted research with individuals unfamiliar with Downtown, and results revealed that many do not know where Downtown is from the main highways. He also noted that Highway 5 will be under construction for the next 3 to 4 years, which will impact entrance from the east. District benefits of the sign include increased visibility, and economic impact by encouraging additional visits, reinforcing

Downtown's identity as a must-see destination, and establishment of a long-term landmark recognition. The sign will be installed in the center median near the Highway 75 and Virginia Street intersection. The sign will be approximately 50 feet tall and will feature LED lighting designed to mimic traditional neon. The project does require the widening of the median. Mr. Jones said they plan to make a deposit in August using hotel occupancy tax funds, with site preparation scheduled for September 2025 and final installation expected by mid-October. The total project budget is \$180,000, with \$100,000 allocated from hotel tax funds and the remaining \$80,000 requested from MCDC. Chair Richardson-Woods thanked Mr. Jones for addressing questions raised by the Potential Projects Subcommittee. Board Member Booth asked for clarification on the location of the sign. Mr. Jones responded that the sign will be placed 20 feet from the intersection and will be visible to travelers in both directions from Highway 75. Board Member Booth also asked whether there had been discussions with TxDOT about adding exit signs that include Downtown McKinney. Mr. Jones explained that signs acknowledging Downtown are already installed, but the neon sign will offer greater visibility and will better direct visitors into Downtown. Board Member Booth asked if there were plans to consider additional monument signs at other intersections. Mr. Jones acknowledged that there have been internal conversations, but there is no plan for a second request at this time. He added that traffic counts at the existing entrances have been gathered, but future data could be skewed by Highway 5 construction, making it difficult to verify the immediate impact of the sign. In response to a question from Treasurer Wilkes, Mr. Jones stated that about 65% to 70% of the traffic to Downtown comes from the 75/Virginia corridor, but he anticipates that it may decline once Highway 5 improvements are complete. Board Member Kelly asked whether the timeline would proceed without MCDC's approval, and Mr. Jones stated

that they would need to review the timeline with their Board. Board Member Kelly expressed concerns about the light being a distraction and the size of the sign. Mr. Jones responded that because of existing signage already at that intersection, the sign will appear more modest when seen in the context of the area's architecture. He clarified that the sign's height is designed specifically to be visible from Highway 75. Board Member Kelly asked why they are pursuing a monument sign after the recent installation of new wayfinding signs. Mr. Jones explained that the original wayfinding plan included monument signs, and this proposed sign will work in conjunction with the new wayfinding signs. It is intended to serve as a beacon marking one entrance to Downtown. Secretary Bradford asked what exists in the area that would make the monument sign visually blend in. Mr. Jones noted that there are other signs and interstate lights over 100 feet tall in the vicinity. Mr. Jones clarified that the design reads as "Downtown McKinney" with the arrow pointing towards Downtown from both directions. Chair Richardson-Woods asked whether this project originated from citizen input, and Mr. Jones clarified that the original survey was conducted with individuals unfamiliar with McKinney who had no reference for where Downtown is located. He said that they presented the project to the Main Street Board and stakeholders and received support. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Vice Chair Riche, seconded by Treasurer Wilkes, to close the public hearing.

25-2991 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by the City of McKinney Parks and Recreation Department (4B25-14), in the amount of eight million and No/100 dollars (\$8,000,000.00) for parks accessibility improvements, trails plan, Al Ruschhaupt Park road connection, Old

Settler's Park improvements and Erwin Park improvements. Parks Planning and Development Manager Jenny Baker shared that the request includes \$8 million in funding distributed across five projects. For Al Ruschhaupt Park, the planned work includes a new road connection, 64 new parking spaces, a right-turn lane, entry signage, and lighting. Construction is scheduled to begin in the first quarter of 2026. The total project budget is \$5.3 million, and the department is requesting \$2 million from MCDC. For Old Settler's Park, the proposed improvements include an expanded playground, a multi-level splash pad, a large event pavilion with restrooms, additional parking, stream enhancements, pickleball courts, and a skate spot. The project is currently at 50% construction documents, and construction is expected to begin in the first quarter of 2026. The total budget for this park is \$13.3 million, and the request from MCDC is \$2.8 million. For Erwin Park, improvements include resurfacing the entire park road, converting parking areas to concrete paving, ADA upgrades, adding a 12-foot-wide concrete trail loop around the northern road, and installing new restrooms, shower facilities, and pavilions. Other upgrades include converting the septic system to sanitary sewer, adding new site furnishings, bringing water and electrical service to all campsites, building a formalized entrance, updating signage, constructing an overlook, and adding a small maintenance barn. Ms. Baker noted that construction documents are nearing 100%, and a bid package is underway. Construction is expected to begin in January 2026. The total project budget is \$13 million, and they are requesting \$3 million from MCDC in the FY26 budget to be added to the \$5.5 million approved in the FY25 budget. Ms. Baker shared that they are also requesting \$100,000 for an amendment to the Trails Plan. She reminded the Board that City Council approved the Trails Master Plan in 2023 and that amendments are necessary to reflect new growth patterns, especially in the northern parts of McKinney. The plan also includes

identifying new catalyst projects and conducting a trail wayfinding study. An additional \$100,000 is requested for accessibility improvements, which may include addressing trip hazards, trail improvements, pedestrian paving, playground surfacing, ADA ramps, and updated signage. The total request across all five projects is \$8 million. Secretary Bradford asked whether the environmental concerns regarding the creek at Old Settler's Park had been addressed, and Ms. Baker explained that they are working on improving the creek's appearance and are coordinating with engineering and civil to ensure full compliance. Board Member Booth asked about safety measures for the overlook at Erwin Park. Ms. Baker replied that security cameras will be installed throughout the park and that cameras will specifically monitor the overlook, adding that there is always police presence at the park. Vice Chair Riche verified with Ms. Baker that a police officer still lives at the property. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Booth, seconded by Vice Chair Riche, to close the public hearing.

25-2992 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Habitat for Humanity of Collin County (4B25-15) in the amount of three hundred five thousand and No/100 dollars (\$305,000.00) for repairs and renovations at three properties in McKinney (1304 Garcia, 305 Lively Hill, and 611 Bumpas). This request represents 75% of total project cost. Habitat CEO Ms. Schaefer shared that they are requesting \$305,000 of the total \$405,000 project cost for three projects. The first project is located at 611 Bumpas, next to the Cotton Groves development. The property currently presents a safety hazard and security fencing has been installed. Phase I of the project includes demolition and clean-up with plans to build a new home at a later date. The second project is at 1304 Garcia. The home

has received multiple code violations, and the family does not have the resources to complete repairs. The home is currently deemed uninhabitable, and the plan includes demolition and rebuild. Ms. Schaefer noted that this project is similar to the Jimmy Carter House. The third project is located at 305 Lively Hill. This was one of the first Habitat homes in the area and will be added back into their inventory. The goal is to renovate the home and preserve it as a housing option for low-income families. Demographics for the Lively Hill and Garcia tracts show a 35% poverty rate and 82% minority population. The Bumpas tract has a 35% poverty rate and over 70% minority population. Ms. Schaefer explained that the community impact extends beyond improving housing conditions for families. It includes investing in neighborhoods, addressing health and safety concerns, resolving code violations, and creating long-term positive change. She also noted that every dollar invested in a neighborhood statistically yields 5% to 26% in economic growth. The proposed project budget includes: \$40,000 for 611 Bumpas, \$200,000 for the Garcia project, \$45,000 for the Lively Hill project, and \$15,000 in indirect costs (not included as part of the MCDC request). Ms. Schaefer emphasized that they are excited to partner with MCDC and other organizations. She added that additional work on the Bumpas property for future development will be funded separately. Board Member Booth asked if the Garcia project was eligible for City home repair funds, and Ms. Schaefer believes it is not, adding that the home was referred by code enforcement. Board Member Booth asked for clarification between City funding and Habitat's role, and Ms. Schaefer will provide that information to Linda Jones to share with the Board. Vice Chair Riche asked whether the Garcia property is a house or a mobile home, and Ms. Schaefer responded that they believe it was a mobile home. Treasurer Wilkes asked whether the \$200,000 budget for the Garcia project covers both demolition and rebuild, and Ms.

Schaefer confirmed that the \$200,000 covers both and that the new three-bedroom home will cost only \$175,000. The remaining costs include demolition and site preparation. Ms. Schaefer reminded Board members that costs are always offset by volunteer labor and a homeowner repayment plan, including sweat equity. Chair Richardson-Woods asked about homeowners selling Habitat homes, and Ms. Schaefer explained that all homes are contractually protected by a right of first refusal clause. Habitat retains the right to purchase the home from the owner if they choose to sell. Additionally, new deeds of trust will require future owners to live in the home, preserving the housing stock for low-income families. Board Member Booth asked how Habitat improves neighborhoods. Ms. Schaefer shared statistics that show that renovating just one home in a 30-home neighborhood can lead to a 15% to 30% drop in violent crime, a 4% to 14% increase in property values, and an economic return of \$5 to \$26 for every dollar invested. Board Alternate Lloyd asked about the long-term support plan for the family in the Garcia home. Ms. Schaefer announced that their new Family Services Director, Ebony Gray, is developing additional homeowner training, education, and mentorship programs. These efforts are part of their broader goal to implement a holistic approach to homeownership support. Regarding the property at 1304 Garcia, Board Member Kelly asked about the family's ability to maintain the property. Ms. Schaefer responded that the family has faced personal challenges and emphasized the importance of early intervention. With new support systems, including the alumni group and mentors, Habitat aims to prevent deterioration and long-term issues. Board Alternate Lloyd expressed enthusiasm for Habitat's collaborations and asked whether other organizations would manage different aspects of the project. Ms. Schaefer confirmed that multiple corporate groups volunteer and often donate to Habitat for sponsorship of volunteer opportunities for their staff.

She shared that they will continue growing these partnerships to create sustainable programs. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Alternate Lloyd, to close the public hearing.

25-2993 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Entertainment Properties 360 LLC (4B25-16) in an amount of two million and No/100 dollars (\$2,000,000.00) for enhancements to the privately owned, publicly accessible park located in the commercial portion of West Grove retail development at 8701 West University Drive, McKinney, Texas, to include playscapes, shade structure, water feature, trees, public restrooms, and Wi-Fi. This request represents 100% of total project cost. Maher Maso shared that the West Grove development represents an investment exceeding \$200 million and includes two parks. Entertainment Properties 360 LLC has developed properties in Dallas, El Paso, and Lubbock, and now in McKinney. The development is in its final construction phase and will include 100,000 square feet of retail space. Whole Foods is scheduled to open in August 2025, alongside luxury retail, dining, and a one-acre community park. The restaurants and retailers are expected to offer unique experiences. West Grove Park was completed in May 2025, with construction costs totaling \$1.2 million. The requested \$2 million will fund park enhancements and programming by the developer, which will elevate the park from passive green space to an active gathering place, support community events, and enhance the overall destination appeal of West Grove. Proposed improvements include playscapes, an event stage, shade structures, public restrooms, a large water feature, and upgraded pavers. Chair Richardson-Woods asked whether the Wi-Fi would be available to the

public, and Mr. Maso confirmed it would be open access. Vice Chair Riche asked how many events are anticipated annually or monthly. Mr. Maso responded that while no fixed number has been determined, the plan is to host evening and weekend concerts and community events. Vice Chair Riche requested a detailed programming plan. Board Member Booth asked why common area maintenance (CAM) fees were not included in leases and requested clarification on the location of restaurant patios. Mr. Maso responded that capital costs are not included in triple-net leases. Artemio De La Vega noted that none of the restaurants facing the park are currently open, adding that two remain unleased, one is under construction, and one is awaiting permits. He clarified that restaurants are being charged CAM fees for ongoing maintenance but are not being assessed for capital expenditures (CapEx). He shared that charging CapEx to tenants could affect efforts to attract restaurants. Board Member Booth inquired about whether the new apartment development will contribute financially to the park in some way, since the residents will benefit from the adjacent park and events. Mr. De La Vega noted that the residential component is a luxury project, and tenants are expected to pay for a higher-end experience. He reiterated that the broader West Grove vision emphasizes placemaking, with investments in patios, green spaces, and architecture intended to keep people within the development. Board Alternate Lloyd asked how the residential component factors into the park project. Mr. Maso clarified that the multifamily development is under separate ownership and has no financial ties to the park enhancements. He reiterated that while the park is public and will increase the value of nearby residential properties, no funds from the apartment development will be used for the enhancements. Board Member Booth asked the applicant to provide a clear programming plan as well as a detailed rendering showing potential placement of the proposed amenities. Mr. Maso noted that the developer

has fulfilled their obligation to deliver open space, and these proposed enhancements would provide a long-term opportunity for the city to create something unique. Chair Richardson-Woods asked and Mr. Maso confirmed that MCDC recognition signage could be included. He emphasized the significance of bringing outside tax dollars to the area. Vice Chair Riche expressed support for the project noting that this area of town would benefit from an amenity like the proposed park. Mr. Maso clarified that the total public space is closer to two acres when including surrounding areas. Mr. De La Vega added that the vision for the space was market-driven, designed to fill a niche for a higher-end gathering place, adding that Stonebridge had expressed interest in using the space for community events. Treasurer Wilkes asked how the proposed \$2 million would impact the already constructed park. Mr. De La Vega responded that the funds would go toward essential enhancements that would elevate the space and help realize its full placemaking potential. The developer does not have funding to complete these elements, and the \$2 million is critical to delivering a successful project. Chair Richardson-Woods verified that they would not proceed with park enhancements without MCDC funding. There were no public comments at this time. Upon recommendation from Treasurer Wilkes, Chair Richardson-Woods stated that this public hearing will remain open at this time. Mr. Maso committed to providing a park amenities layout and potential programming plan.

- 25-2994** Chair Richardson-Woods called for consideration/discussion/action on an amended Project #17-04, submitted by Craig Ranch Luxury Hotel SPE Owner LP, for an MCDC loan in the amount of ten million two hundred fifty thousand and NO/100 dollars (\$10,250,000.00) and an MCDC grant in the amount of twenty-five million and NO/100 dollars (\$25,000,000.00) for partial funding for the construction of a JW Marriott

Resort Hotel. The amount requested represents 10.8% of the total estimated project cost of three hundred twenty-five million and NO/100 dollars (\$325,000,000.00). Board members unanimously approved a motion by Vice Chair Riche, seconded by Treasurer Wilkes, to approve the project as requested, including further direction to Madame Chairman that she execute the developer-signed loan and grant agreement tendered to the President and MCDC general counsel prior to this meeting.

25-2995 Chair Richardson-Woods called for consideration/discussion/action on an amendment to a previously approved Project Grant application submitted by ClubCorp NV XXVI, LLC (Invited, Inc.) (4B 25-04) in the amount of up to one million five hundred thousand and NO/100 dollars (\$1,500,000.00) for the construction of public infrastructure improvements necessitated by erosion at the TPC Craig Ranch Golf Course located at 8000 Collin McKinney Parkway, McKinney, Texas. Board Member Kelly noted that the course hosts the CJ Cup Byron Nelson. He added that the Board initially approved the project with an eight-year agreement, but the finalized agreement with the City includes a five-year commitment with a one-time, three-year extension option. Board members unanimously approved a motion by Board Member Kelly, seconded by Vice Chair Riche, for the Board to reconsider and amend its prior approval to fund a grant payable to Invited, in the amount of \$1.5 million, upon the City's receipt of those documents required in a commercial project involving public infrastructure improvements and the verified project construction costs.

25-2996 Chair Richardson-Woods called for consideration/discussion/action on a request from City of McKinney, Housing and Community Development Department to amend Project Grant 4B23-12 awarded on August 24, 2023, in the amount of two hundred thousand and NO/100 dollars

(\$200,000.00) to increase per home funding to \$40,000 for property maintenance program from \$20,000 as originally approved. The remaining unspent funds allocated to this project total \$147,738.00. Affordable Housing Administrator Cristel Todd provided an update on the home repair assistance program. She explained that the program currently helps low- to moderate-income residents with exterior repairs to address current and potential code violations, with a maximum assistance amount of \$20,000 per household. She explained that recent bids average \$34,000, prompting the request to raise the maximum assistance per home to \$40,000. The income eligibility process has also been streamlined so that all households at or below 60% of the Area Median Income (AMI) will now be eligible for the full amount. Chair Richardson-Woods asked if this change would reduce the number of households served, and Ms. Todd confirmed that the change would reduce the number of households served from ten to five, enabling service to three households currently on the waiting list. Board Member Kelly verified that no new funds are being requested. Board Alternate Lloyd asked about household income levels, and Ms. Todd said all eligible households fall under the 60% AMI threshold, with many being elderly residents on fixed incomes. Treasurer Wilkes asked if the program would need to be extended since it is currently August, and Ms. Todd stated it is set to expire at the end of September, but no extension is being requested at this time. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Alternate Lloyd, to approve the amendment and allow repairs totaling a maximum of \$40,00-per home as requested.

25-2997 Chair Richardson-Woods called for consideration/discussion/action on an extension to the term of the loan agreement for Project 4B24-08, awarded to SDC Throckmorton Villas, a development of Sphinx

Development Corporation, a division of The Sphinx Group, for infrastructure improvements related to the construction of 380 Villas, to December 31, 2025. T.K. Okobiah expressed appreciation for the Board's support. Chair Richardson-Woods asked for the current status of project completion, Mr. Okobiah responded that the project is 75-80% complete. Vice Chair Riche asked if this was the second extension request, and Mr. Okobiah responded that this is the first extension request. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Bradford, to extend the agreement to December 31, 2025.

25-2998 Chair Richardson-Woods called for consideration/discussion/action on a proposed MCDC Fiscal Year 2026 budget. President Cindy Schneible presented a summary of the proposed FY 2025–2026 budget. The budget includes a 2.5% projected increase in sales tax revenue, totaling \$25,207,383. Interest income is projected at \$1.5 million, and additional revenue is expected from lease and loan payments related to the TUPPS project, bringing the total projected revenue to approximately \$27.1 million for the fiscal year. Fixed costs outside of personnel and operations include a \$2 million commitment to the Roadway Infrastructure Fund. Budget allocations include \$11.3 million for community grants, which include funding for pipeline projects, plus \$8 million for parks projects. An additional \$1.7 million is allocated for debt service on the Apex Centre, and just under \$1.3 million for debt service on McKinney National Airport construction bonds. The proposed budget is balanced and has been reviewed and approved by the Finance Committee. Treasurer Wilkes stated that the proposed budget takes a more cautious approach to projecting sales tax revenue. While past budgets assumed a 5% increase, the FY 2026 budget uses a 2.5% increase. Assistant Finance Director, Chance Miller, explained that while

year-to-date revenue is currently tracking near 3%, it had slowed earlier in the year, so the decision was made to take a conservative approach. Chair Richardson-Woods thanked the Finance Committee, President Schneible, and Linda Jones for their work on the budget. She expressed the importance of transparency and the decision to break out budget line items clearly to show how funding is allocated. Treasurer Wilkes expressed appreciation for how the budget is organized, adding that the summary is a strong representation of how MCDC funds are used. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Vice Chair Riche, to approve the proposed MCDC Fiscal Year 2026 Budget as presented. Chair Richardson-Woods thanked President Schneible for her preparation and for helping ensure that the budget aligns with Council goals and community needs.

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

Chair Richardson-Woods called for additional Board comments. Vice Chair Riche shared that the new location for the Fourth of July event at Towne Lake worked well. He expressed appreciation for the McKinney Police Department's efforts in directing traffic. He mentioned that the goats did a great job with landscaping in Bonnie Wenk Park.

Chair Richardson-Woods recessed the meeting into executive session at 10:58 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters included Project Hemispheres, Venu/Notes Live, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project 17-04 (Craig Ranch Resort Hotel), Project 24-15 (Sanchez Charities NeighborHub), Project 25-04 (Invited), 4B 25-12 (The Harbor at Adriatica Master Condominium Association), 4B 25-13 (Main Street Monument Sign), 4B 25-14 (McKinney Parks and Rec), 4B 25-15 (Habitat for Humanity of CC), and 4B 25-16 (Entertainment Properties 360).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:43 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Micheletto, to adjourn. Meeting was adjourned at 11:43 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 August 28, 2025.

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID RICHE
Board Vice Chair

ATTEST:

DEBORAH BRADFORD
Board Secretary