

**McKinney Community Development Corporation
Potential Projects Subcommittee
May 7, 2026**

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:00 p.m. on May 7, 2026, in the MCDC offices at 7300 SH 121SB, Suite 200, McKinney, Texas.

MCDC Board Members Present: Vice Chair David Riche, Treasurer Chris Wilkes, and Board Member Angela Richardson-Woods.

Staff Present: MCDC President Cindy Schneible, Assistant City Manager Jennifer Arnold, and MCDC Grant Program and Marketing Manager Linda Jones.

The Potential Projects Subcommittee met with a representative of a development group interested in seeking MCDC funding for a proposed mixed-use project located at the intersection of Henneman Way and Alma. The proposed development totals 4.5 acres and would include retail and restaurant spaces surrounding a 0.3 acre privately-owned, publicly accessible park. Park amenities and programming would include:

- Family-friendly programs throughout the week;
- Kids play area;
- Patios and walkways;
- Live music from local small bands/groups throughout the week; and
- 12 larger annual events.

Programming and event management would be overseen by the Business Association.

The developer outlined a proposed incentive package that includes \$1 million from MCDC and \$1.5 million from the City to support infrastructure and improvements related to the project site and surrounding roadways. The applicant indicated that MCDC and/or City support is necessary for the project to move forward.

The developer has spoken with other City departments including engineering and MEDC. Assistant City Manager Arnold noted that Engineering and other City staff have reviewed the feasibility of several project components including existing underground utilities (currently located under concrete lot), ingress and egress access, the addition of a traffic flow lane, potential variances, and possible sales tax rebate considerations. At this time, the City has not indicated a capacity to participate in a partnership for this development.

Treasurer Wilkes explained MCDC's application process, noting that the next grant cycle opens in June, with Board decisions in August. Per the developer, this timeframe does not align with its decision-making timeline, particularly with respect to an approaching deadline for land purchase.

The subcommittee meeting was adjourned at approximately 5:15 p.m.

These minutes were approved by the Board on June 25, 2026.

GEORGE FULLER
BOARD CHAIR

DEBORAH BRADFORD
SECRETARY