

## **TAX INCREMENT REINVESTMENT ZONE NUMBER ONE**

**OCTOBER 21, 2025**

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, located at 401 E. Virginia Street, McKinney, Texas on Tuesday, October 21, 2025 at 4:30 p.m.

TIRZ1 Board members present: Chairman Rick Franklin, and members Patrick Cloutier, Michael Jones, Darrell Hale, Steve Lebo, Geré Feltus, Justin Beller, Bill Cox, and Ernest Lynch.

City of McKinney staff present: City Manager Paul Grimes, Assistant City Manager Jennifer Arnold, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Barry Shelton, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, City Secretary Empress Drane, Deputy City Secretary Tenitrus Parchman, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Administrative Assistant Sheridan Burns, City Secretary Permit Technician Katelyn Hardaway, Audio / Video Technician Joshua Arias, Police Officer Kendall Sam, Executive Director of Development Services Michael Quint, Director of Planning Lucas Raley, and Planning Manager Cassie Bumgarner.

There were approximately twenty (20) members of the public in the audience, including these appointed officials of the city: McKinney Main Street Board members Lauren Smith and Jim Schwalls, and McKinney Main Street Board Street Board Alternate Ken Holladay.

Chairman Rick Franklin designated Board member Bill Cox to lead the meeting.

Board member Bill Cox called the meeting to order at 4:54 p.m. upon determining all members were present.

Board member Bill Cox called for Public Comments on agenda items.

Jim Schwalls, 905 W. Hunt Street, spoke regarding agenda item #25-3282 (Fire Suppression Projects).

Board member Bill Cox called for the agenda items, as follows:

**25-3281** Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of September 2, 2025

Board members unanimously approved the motion by Board member Steve Lebo, seconded by Board member Rick Franklin, to approve the minutes.

**25-3282** Update on Downtown McKinney Fire Suppression Projects

No action was taken on the item. The presentation not included with the posted agenda for this meeting is included in these minutes as *Appendix A: 25-3282 Presentation - Fire Suppression*

**25-3283** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with The Parks Church for the Critical Maintenance and Historic Façade Restoration Improvements Project Located at 110 E Davis Street

Paul Redel (Applicant), 409 Rice Street, McKinney TX 75069, spoke in support of the agreement and plan.

Board members unanimously approved the motion by Board member Justin Beller, seconded by Board member Geré Feltus, to approve a Resolution for a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with The Parks Church for the Critical Maintenance and Historic Façade Restoration Improvements Project Located at 110 E Davis Street, resolution caption reading as follows:

**RESOLUTION NO. 2025-10-002 (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 110 E. DAVIS CRITICAL MAINTENANCE AND FAÇADE IMPROVEMENT PROJECT**

**25-3284** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Hugs Café Inc. for the Fire Suppression Project at 221 Andrews Street

Board member Michael Jones recused himself from discussion and action pertaining to this item.

Lauren Smith (Applicant), 221 Andrews Street, McKinney TX 75069 spoke in support of the agreement and plan.

The motion by Board member Darrell Hale to approve an amended funding amount failed for lack of a second.

The motion by Board member Geré Feltus, seconded by Board member Rick Franklin, to approve the full requested amount, failed with a vote of 4 – 4, Board members Patrick Cloutier, Darrell Hale, Steve Lebo, and Justin Beller voting no. Board member Michael Jones was not present and abstained from voting.

Board members approved the motion made by Board member Darrell Hale, seconded by Board member Patrick Cloutier, to a Resolution for a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Hugs Café Inc. for the Fire Suppression Project at 221 Andrews Street, per staff recommendations, with a vote of 5 - 3, Board members Rick Franklin, Geré Feltus, and Ernest Lynch voting no, and Michael Jones abstaining; resolution caption reads as follows:

**RESOLUTION NO. 2025-10-003 (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 221 ANDREWS STREET FIRE SUPPRESSION PROJECT**

**25-3285** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Implementation Agreement with the City of McKinney for a Catalyst Project (Sunset Amphitheatre) Located at 2000 Gateway Boulevard

Board members approved the motion by Board member Patrick Cloutier, seconded by Board member Rick Franklin, to approve a Chapter 380 Economic Development Agreement and Project Implementation Agreement with the City of McKinney for a Catalyst Project (Sunset Amphitheatre) Located at 2000 Gateway Boulevard with a vote of 8 - 1, Board member Justin Beller voting no; resolution caption reads as follows:

**RESOLUTION NO. 2025-10-004 (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 WITH THE CITY OF MCKINNEY, TEXAS FOR THE SUNSET AMPHITHEATRE PROJECT**

**25-3286** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation

Agreement with UB33 McKinney LLC for a Fire Suppression,  
Environmental Remediation, and Critical Maintenance Project Located  
at 308 W Virginia Street

Preston Lancaster (Applicant), 2591 Dallas Pkwy Ste 300, Frisco TX 75034, spoke  
in support of the agreement and plan.

Board members approved the motion by Board member Darrell Hale, seconded  
by Board member Rick Franklin, to approve a Chapter 380 Economic Development  
Agreement and Project Plan Implementation Agreement with UB33 McKinney LLC for a  
Fire Suppression, Environmental Remediation, and Critical Maintenance Project Located  
at 308 W Virginia Street, per staff recommendation plus five hundred thousand dollars  
(\$500,000), with a vote of 6 - 3, with Board members Patrick Cloutier, Steve Lebo, and  
Geré Feltus voting no; resolution caption reading as follows:

**RESOLUTION NO. 2025-10-005 (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 308 W. VIRGINIA STREET CRITICAL MAINTENANCE,  
ENVIRONMENTAL REMEDIATION, AND FIRE SUPPRESSION PROJECT**

The TIRZ1 Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Geré Feltus,  
seconded by Board member Patrick Cloutier, to adjourn the meeting at 6:13 p.m.

These minutes were approved by the TIRZ1 Board on November 18, 2025.

TAX INCREMENT REINVESTMENT  
ZONE NUMBER ONE BOARD

---

RICK FRANKLIN  
Chair

ATTEST:

---

EMPRESS DRANE  
City Secretary

City of McKinney  
Collin county, Texas

*(next page) Appendix A: 25-3282 Presentation - Fire Suppression*

# Downtown Fire Protection

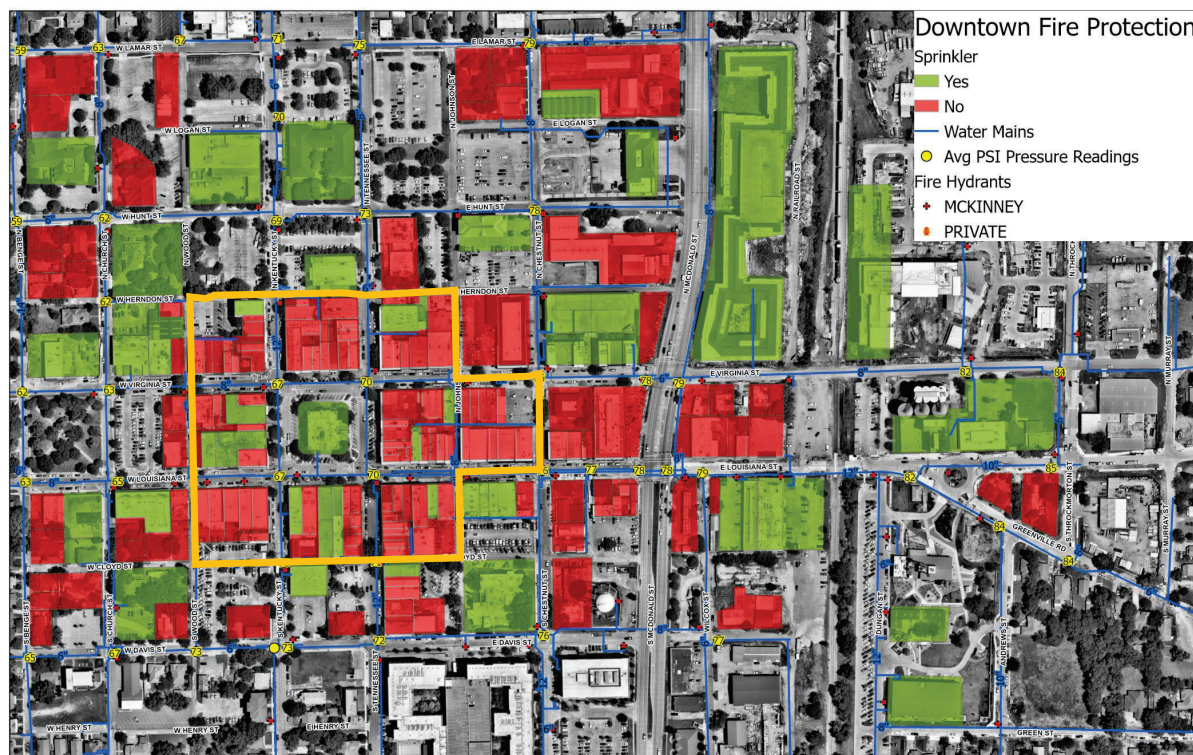
TIRZ #1 Board Meeting 10/21/2025



## Desired Outcome

- 100% coverage with fire alarms and fire sprinklers
- Stakeholder buy in
- Preservation of historic buildings
- Preservation of economic impact and cultural/tourism

## Existing Conditions



- Narrative of existing conditions

- 
- | Gender            | Percentage |
|-------------------|------------|
| Male              | 50%        |
| Female            | 49%        |
| Other             | 1%         |
| Prefer not to say | 1%         |

## City Council Direction

- 
- A horizontal bar chart with two bars. The top bar is blue and the bottom bar is green. The bars are of equal length and are positioned side-by-side.

## Status of Design Contract

- © 2015 Pearson Education, Inc. or its affiliate(s). All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from the publisher.



### Existing Assistance Programs – TIRZ #1 Vacant/Underutilized Buildings

- The Third Amended Tax Increment Reinvestment Zone No. 1 (Town Center) Project Plan authorizes expenditures for “fire suppression improvement costs (including fire sprinkler systems).”
  - These grants could be part of a unified plan for fire suppression for the historic square or used for individual buildings.
  - Items considered ‘fire suppression’ include, but are not limited to underground lead-in mains, fire sprinkler risers and floor controls, fire sprinkler systems, standpipe hose systems, and fire alarm systems.
- The current TIRZ Administration Policy establishes a per project cap of \$50,000 and offers 50/50 matching grants for fire suppression.
- Per TIRZ Administration Policy, annual cap of \$100,000 per year under the fire suppression category.

### Existing Assistance Programs – TIRZ #1 Vacant/Underutilized Buildings

- Utilization
  - 205 W Louisiana Street (DFA, Ltd)
    - Project Details: Installation of fire sprinkler system and fire alarm system
    - TIRZ Funding: \$25,000
  - 110 E. Louisiana Street (Crouch Building)
    - Project Details: Installation of sprinkler tap, new sprinkler system, and fire alarm system
    - TIRZ Funding: \$26,183
  - 212 E. Louisiana Street (Horse’s Axe)
    - Project Details: Underground utilities and installation of sprinkler tap, new sprinkler system, and fire alarm system
    - TIRZ Funding: \$50,000

- 
- | Category             | Percentage |
|----------------------|------------|
| Current government   | ~75%       |
| Previous governments | ~25%       |

| Government          | Percentage |
|---------------------|------------|
| Current government  | 85%        |
| Previous government | 15%        |

- \_\_\_\_\_

|                           | City        | Program | Project Cap*        | Project Parameters |
|---------------------------|-------------|---------|---------------------|--------------------|
| Dallas Area Rapid Transit | Garland     | TIRZ    | n/a                 | 50/50 match        |
|                           | San Antonio | TIRZ    | n/a                 | n/a                |
|                           | Denton      | TIRZ    | \$50,000            | 50/50 match        |
|                           | Dallas      | TIRZ    | unknown             | unknown            |
|                           | Bryan       | Grant   | \$50,000            | 50/50 match        |
|                           | Grapevine   |         | unknown / undefined |                    |
|                           | Rockwall    |         | unknown / undefined |                    |

*\*Fire Suppression projects only*