

McKinney Community Development Corporation
Potential Projects Subcommittee
March 6, 2023

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:45 p.m. on March 6, 2023 at the MCDC office located at 7300 SH 121 SB, Suite 200, McKinney.

MCDC Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly and Treasurer Kathryn McGill.

Staff Present: President Cindy Schneible, Director of Parks and Recreation Michael Kowski, Parks Superintendent Marty Sillito, Assistant City Manager Barry Shelton and MCDC Administrative and Marketing Coordinator Linda Jones.

Others Present: Bruce Mead, representing the McKinney Parks Foundation.

Bruce Mead, joined by Michael Kowski and Marty Sillito, presented the idea of a Teaching Garden to be built on the MCDC-owned property located at the northeast corner of the new TUPPS Brewery site on Louisiana Street. The goal is to create a beautiful demonstration and teaching garden focused on healthy eating, edible growing and local plants. A concentrated effort would focus on educating and training adults with developmental disabilities. There would be opportunities for partnership with Hugs Training Academy, which will be located just south and east of the garden. Additionally, the garden would provide produce for local organizations focused on serving the food insecure. The need is growing in McKinney, especially with the Covid era SNAP benefits coming to an end. A steering committee of four has been established and includes Mr. Mead. They will work with McKinney Parks Foundation on programming and staffing to include classes taught by local chefs, farmers, foodbank operators, parks personnel, and other skilled groups/individuals. The garden will also be a certified monarch waystation. They will be requesting funding to help with the initial build out of the garden area including a grain bin for storage, potting benches, picnic tables, shade structures, flower/vegetable beds and a harvest/wash area. Ongoing management of the garden will be funded through local businesses, private donors and grants. Mr. Mead shared that they have secured significant community interest and participation with educators committed for programming for 22 weekends already. Additionally, there is support from local businesses/organizations for the project. TUPPS has indicated they will introduce a specialty beer, where a portion of sales proceeds will benefit the garden. TUPPS will also offer discounts to garden volunteers. Estimated total project budget is just over \$128,000 for full build and install. President

Schneible reminded the group that the Project Grant cycle is open now with a deadline of March 31. Mr. Kowski will review the parks budget for potential available funds and work with Ms. Schneible on developing potential funding sources. Board members were very receptive to the project inception and especially the collaboration and partnership aspects. David Kelly will introduce garden partners with NTMWD education department staff, and Kathryn McGill will connect the team with potential partners associated with the Texas Health Resources Foundation and the Blue Zone Project in Fort Worth. Mr. Kowski asked about potential future development plans for the MCDC land, and Ms. Schneible stated that the Board is not currently considering any alternate projects for the land.

Assistant City Manager Barry Shelton shared a recap of the McKinney Airport expansion plans to offer commercial flights. Council has established clear direction regarding the type of airlines with whom they want to contract. Staff, with external consultants, is designing an expansion with facilities, amenities and services to attract the target airlines. The expansion will consist of four commercial gates, 2,000 parking spaces (some covered), and two levels with drop-off, baggage and car rentals on the bottom level. Mr. Shelton stated that both FAA and TXDoT are enthusiastic about the project, which may help with securing state and federal grants. Regarding funding the project, Council has provided direction to not increase property taxes or corporate taxes. A \$200 million bond election is scheduled for May 6. The City plans to apply for a state transportation grant in an amount of \$29-\$30 million. The City is proposing a partnership with MCDC and MEDC as applicants for a TIFIA (Transportation Infrastructure Finance and Innovation Act) loan in an amount of \$100 million, payable over 35 years and secured 50/50 by MEDC and MCDC, with payments beginning in 2027. Board members expressed their desire for a true partnership with the City, MCDC and MEDC, where all three entities participate in providing funding.

The subcommittee meeting was adjourned at approximately 6:15 p.m.

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary