

## **MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**DECEMBER 16, 2025**

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, December 16, 2025, at 8:00 a.m.

Board members Present: Chairman Brian Loughmiller, Vice Chairman Kurt Kuehn, Secretary/Treasurer Thad Helsley, Julie Williams, Scott Woodruff, Robert Hamilton, and alternate Chantelle Kadala.

Absent: Mark Denissen.

City Council Present: Councilmen Justin Beller and Rick Franklin.

Staff Present: MEDC President Michael Kowski, MEDC Senior Vice President Michael Talley, MEDC Operations Manager Deana Smithee, MEDC Executive Assistant Melanie Molina, MEDC Director of Business Retention & Workforce Development Madison Clark, MEDC Attorney Mark Houser, Audio/Visual Technician Joshua Arias, ICMA Corporate Fellow Emily Ann Brier, City Manager Paul Grimes, Assistant Director of Finance Chance Miller, and Visit McKinney Executive Director Aaron Werner.

There was 1 guest present.

Chairman Loughmiller called the meeting to order at 8:02 a.m. after determining a quorum present.

Chairman Loughmiller called for Public Comments for items on the agenda and there were none.

**25-3486** Chairman Loughmiller called for a Special Presentation. Chairman Loughmiller presented Board member Woodruff with a ballcap.

**25-3487** Chairman Loughmiller called for the Minutes of the Joint Meeting of the McKinney City Council & McKinney Economic Development Corporation Meeting of October 28, 2025.

**25-3488** Chairman Loughmiller called for the Minutes of the McKinney Economic Development Corporation Meeting of November 18, 2025.

Board members unanimously approved the motion by Chairman Loughmiller, seconded by Secretary/Treasurer Helsley, to approve the Minutes of the Joint Meeting of the McKinney City Council & McKinney Economic Development Corporation Meeting of

October 28, 2025, and the Minutes of the McKinney Economic Development Corporation Meeting of November 18, 2025.

**25-3489** Board and Liaison Updates:

City of McKinney - City Manager Paul Grimes announced last Friday, December 12th, that the City of McKinney has gone live with a request for qualifications (RFQ) for a sports complex development on the parkland property at the corner of Bloomdale Road and Taylor Burk Drive. The RFQ is seeking development partners to give qualifications on developing a regional sports complex at that location. Mr. Grimes announced City staff donated over 2,400 toys for the WFAA Santa's Helpers toy drive last week. The McKinney Fire Department donated 1,500 of those 2,400 toys. Tonight, at the City Council meeting, there are four items on the regular agenda, all related to the airport. One is to award the construction contract of Taxiway Charlie to Mario Sinacola, as well as the roundabout road connector to the airport property off of FM 546. There are also a few ancillary contracts related to the airport. For City Council work session, there will be a discussion on parkland dedication.

Visit McKinney- Executive Director Aaron Werner announced the National Collegiate Athletic Association (NCAA) Division II (DII) National Football Championship week begins tomorrow. Harding University will be playing against Ferris State. A full house is expected at the stadium. Mr. Werner thanked MEDC Board member Hamilton for hosting the NCAA representatives for dinner at Local Yocal. Mr. Werner announced Visit McKinney uses geolocation data to see where people come from and where they stay overnight. Visit McKinney recently provided zip codes to Texas Monthly and sent 10,000 visitor guides to specific zip codes in the Houston Market, so when people open the magazine, they will have the visitor guide. There is also a full-page advertisement in Texas Monthly for all readers. There is a quick response (QR) code in

the ad, and it has received more scans than in most of Visit McKinney's marketing campaigns.

MEDC Committee Updates:

Marketing Committee - Board member Williams announced that there was no update.

Real Estate Committee- Secretary/Treasurer Helsley announced the Real Estate Committee met the week before last and has several items to discuss today in Executive Session.

Innovation Committee- Alternate Kadala announced the Innovation Committee did not meet, but has a meeting coming up.

Finance Committee- Vice Chairman Kuehn announced the Finance Committee met and has items to discuss today in Executive Session.

Governance Committee- Chairman Loughmiller announced that the Governance Committee met and will have an update today in Executive Session.

Board Chairman- Chairman Loughmiller announced that City and MEDC staff are doing a great job. A groundbreaking ceremony for Cannon Beach took place yesterday, with a great turnout. Chairman Loughmiller wished everyone a Merry Christmas and a Happy New Year.

**25-3490** Chairman Loughmiller called for the MEDC Monthly Reports.

Organizational Report- MEDC President Kowski announced that Director of Business Retention & Workforce Development Madison Clark recently celebrated 10 years with MEDC. MEDC President Kowski noted that occasionally, MEDC staff holds a quick gathering in the kitchen, and it was very special to hear MEDC staff express the value that Madison brings to MEDC. MEDC President Kowski noted that MEDC Marketing & Social Media Manager Luke Gajary is out today, so Senior Vice President Michael Talley will review reports as well as marketing.

Project Funnel- MEDC SVP Michael Talley announced leads are at 47 for November with 49 projects total, including Innovation. There have

been 42 Innovation applications since the November Board meeting, bringing us to 288 applications for 2025. Project Manager Troy Billett implemented a five-question pre-screening in September. It takes approximately two minutes to complete. It saves time by helping applicants determine if they are eligible. There have been about 533 pre-screening applications.

Marketing Report- SVP Talley announced there is a 50% email open rate and we just hit 5,000 followers on LinkedIn.

- 25-3491** Chairman Loughmiller called for the October 2025 Financials. Assistant Director of Finance Chance Miller announced the City is still closing out the last fiscal year of 2025 with auditors on-site. Final fiscal year 2025 financials may be presented to the MEDC Board in January or February 2026. Mr. Miller announced there was a little over \$2.2 million in revenue, the majority of which was sales tax revenue. For expenditures, there was slightly under \$300,000 in operational expenses, and \$25,000 in project expenses. October sales tax applies to August sales. McKinney had a 3.2% increase, Allen had a 20.4% increase, Frisco had a 1.8% increase, Plano had a 6.1% increase.

Board members unanimously approved the motion by Board member Williams, seconded by Secretary/Treasurer Helsley, to approve the October 2025 Financials.

- 25-3492** Chairman Loughmiller called for a CIP Presentation on Transportation Infrastructure Initiative and Economic Development Program Pursuant to Article VII, Section 5.b. of the Eighth Amended MEDC Bylaws. Assistant Director of Engineering Tracy Lund gave a presentation. The presentation from agenda item #25-3492 not posted on the agenda is included in this document as *Exhibit A: Transportation Infrastructure Initiative MEDC/MCDC Roadway Funding*.

- 25-3493** Chairman Loughmiller called for the Chamber of Commerce Awards Based on Nominations.

Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Secretary/Treasurer Helsley, to approve the Chamber of Commerce Awards Based on Nominations.

Chairman Loughmiller called for Public Comments for items not on the agenda and there were none.

Chairman Loughmiller called for Board comments and there were none.

Chairman Loughmiller recessed the meeting into Executive Session at 8:31 a.m.

Chairman Loughmiller reconvened the meeting into open session at 9:42 a.m.

Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Board member Hamilton, to amend the timing of the contract for Project Mirage as discussed in Executive Session.

Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Woodruff, to amend the terms for Blackland Partners as discussed in Executive Session.

Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Vice Chairman Kuehn, to Adjourn.

Chairman Loughmiller adjourned the meeting at 9:44 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes were approved by the MEDC members on January 20, 2026.

SIGNED:

---

BRIAN LOUGHMILLER  
Chairman

ATTEST:

---

THAD HELSLEY  
Secretary/Treasurer

Exhibit A - 25-3492 Transportation Infrastructure Initiative  
MEDC/MCDC Roadway Funding.



# TRANSPORTATION INFRASTRUCTURE INITIATIVE MEDC/MCDC ROADWAY FUNDING

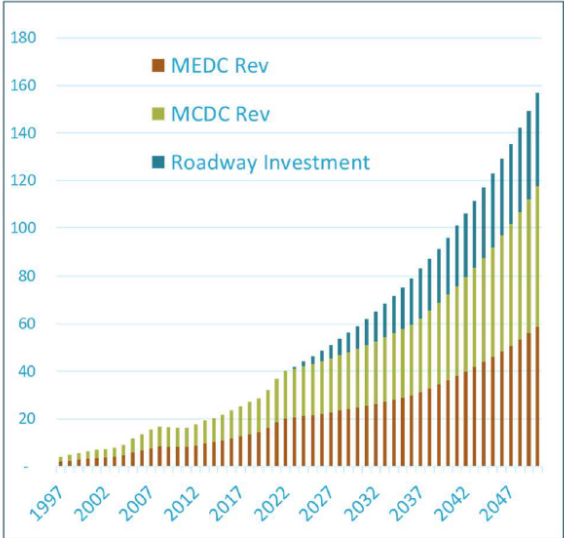
December 16, 2025



McKINNEY  
TEXAS  
Unique by nature.

MEDC/MCDC ROADWAY  
FUNDING

PROJECTED REVENUE



| Year | MEDC Rev | MCDC Rev | Roadway Investment | Total |
|------|----------|----------|--------------------|-------|
| 1997 | 2        | 2        | 2                  | 6     |
| 2002 | 5        | 5        | 5                  | 15    |
| 2007 | 10       | 10       | 10                 | 30    |
| 2012 | 15       | 15       | 15                 | 45    |
| 2017 | 25       | 25       | 25                 | 75    |
| 2022 | 40       | 40       | 40                 | 120   |
| 2027 | 60       | 60       | 60                 | 180   |
| 2032 | 85       | 85       | 85                 | 255   |
| 2037 | 115      | 115      | 115                | 345   |
| 2042 | 150      | 150      | 150                | 450   |
| 2047 | 190      | 190      | 190                | 570   |

- Estimated \$1M will be generated in FY 23
- Estimated approximately \$16M will be generated between FY 23 and FY 27

FY 25 ACTUAL REVENUE

- MEDC Contribution - \$1,711,886
- MCDC Contribution - \$1,711,886
- **Total - \$3,423,772**

Program Total

- FY2022/2023- \$1,118,847
- FY2023/2024 - \$2,695,734
- FY2024/2025 - \$3,423,772
- **Total - \$7,238,353**

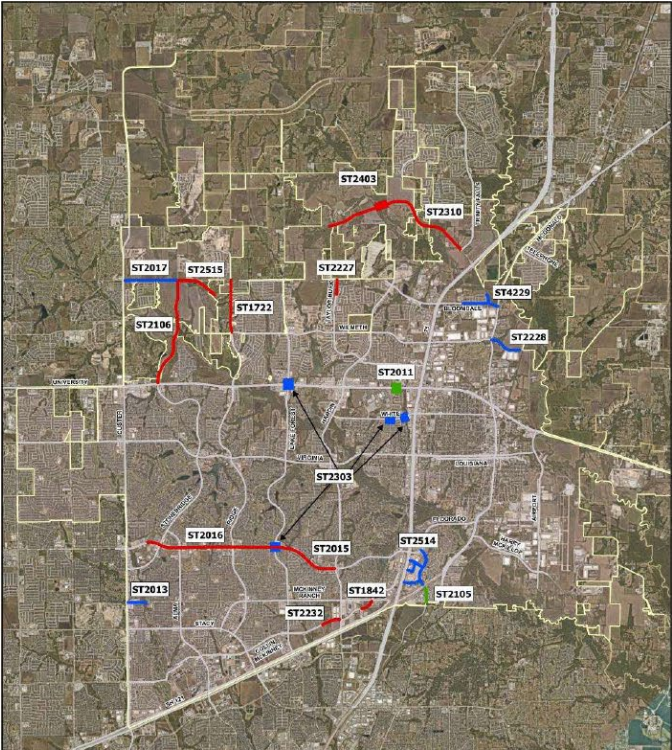


ECONOMIC DEVELOPMENT PROJECTS (5-YR CIP)

ECONOMIC DEVELOPMENT PROJECTS (5-YR CIP)

ECONOMIC DEVELOPMENT PROJECTS ELIGIBLE FOR MEDC/MCDC FUNDING

| Project Number | Project Name                                                  | Total Estimated Cost | Under Construction | Bid | Under Design | Study/Alignment | Not Funded | Project Description                                                                                                                                                                                               |
|----------------|---------------------------------------------------------------|----------------------|--------------------|-----|--------------|-----------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST1722         | RIDGE ROAD - WILMETH TO BLOOMDALE                             | \$8,008,419          |                    |     |              |                 | X          | Construction of lanes 1 and 2 of Ridge Road, from Wilmeth to Bloomdale, which is an ultimate planned 6-lane arterial.                                                                                             |
| ST1842         | COLLIN MCKINNEY PARKWAY (EAST OF MISD SITE TO MCKINNEY RANCH) | \$830,000            |                    |     |              |                 | X          | Extension Collin McKinney Pkwy from the MISD stadium to McKinney Ranch Pkwy as a 3 lane arterial.                                                                                                                 |
| ST2011         | INTERSECTION CAPACITY IMPROVEMENTS (US 380 & COMMUNITY)       | \$5,650,000          | X                  |     |              |                 |            | Construction of turn lanes, drainage modifications, traffic signals, signing and pavement markings at the intersection of US 380 and Community Ave.                                                               |
| ST2013         | SILVERADO TRL LANES 3 & 4 (KENLEY - ROWLETT CREEK)            | \$4,700,000          |                    |     | X            |                 |            | Construction of lanes 3 and 4 of Silverado Trail, from Kenley Dr. to Rowlett Creek, in accordance with the master thoroughfare plan, including the second bridge over Rowlett Creek.                              |
| ST2015         | ELDORADO PKWY LANES 5 & 6 (RIDGE - HARDIN)                    | \$8,500,000          |                    |     |              |                 | X          | Construction of lanes 5 and 6 of Eldorado Pkwy, from Ridge to Hardin, in accordance with the master thoroughfare plan.                                                                                            |
| ST2016         | ELDORADO PKWY LANES 5 & 6 (ORION - RIDGE)                     | \$7,500,000          |                    |     |              |                 | X          | Construction of lanes 5 and 6 of Eldorado Pkwy, from Orion to Ridge, in accordance with the master thoroughfare plan.                                                                                             |
| ST2017         | BLOOMDALE LANES 1 & 2 (CUSTER - STONEBRIDGE)                  | \$4,100,000          |                    |     | X            |                 |            | Construction of lanes 1 and 2 of Bloomdale Road, from Custer to Stonebridge, in accordance with the master thoroughfare plan.                                                                                     |
| ST2105         | MEDICAL CENTER DR IMPROVEMENTS (FRISCO - SP399)               | \$4,450,000          | X                  |     |              |                 |            | Widening of Medical Center Dr. to a 4-lane divided roadway, from the Fairview City Limits to SP 399.                                                                                                              |
| ST2106         | STONEBRIDGE DRIVE (US 380 - BLOOMDALE)                        | \$25,540,000         |                    |     |              |                 | X          | Construction of the northbound lanes 1 and 2 of Stonebridge Dr. from US 380 to Bloomdale, including a 6-lane bridge structure over Wilson Creek and full intersection construction at US 380.                     |
| ST2227         | TAYLOR BURK EXT TO US 380 BYPASS                              | \$3,600,000          |                    |     |              |                 | X          | Construction of 2 lanes of Taylor Burk adjacent to City park land from Painted Tree to the future US 380 Bypass.                                                                                                  |
| ST2228         | WILMETH ROAD EXTENSION (EAST OF SH 5)                         | \$9,490,000          |                    |     | X            |                 |            | Construction of 2 lanes of Wilmeth Road from its current terminus at SH 5 to McIntyre Road, including the full intersection construction at SH 5.                                                                 |
| ST2232         | COLLIN MCKINNEY PARKWAY (TINA-HARDIN)                         | \$3,000,000          |                    |     |              |                 | X          | Construction of 2 eastbound lanes of Collin McKinney Pkwy from Tina Dr. to Hardin Blvd.                                                                                                                           |
| ST2303         | INTERSECTION CAPACITY IMPROVEMENTS (FY24)                     | \$4,500,000          |                    |     | X            |                 |            | Construction of additional turn lanes at the intersections of Community & White, Lake Forest & US 380, and Lake Forest and Eldorado.                                                                              |
| ST2310         | LAUD HOWELL PARKWAY (TRINITY FALLS PARKWAY - FM 1461)         | \$6,600,000          |                    |     |              |                 | X          | Construction of Laud Howell Pkwy from Trinity Falls Pkwy to FM 1461, in accordance with the master thoroughfare plan.                                                                                             |
| ST2403         | LAUD HOWELL PARKWAY BRIDGE OVER HONEYCREEK                    | \$18,500,000         |                    |     |              |                 | X          | Construction of a six-lane bridge over Honey Creek as part of the Laud Howell Parkway project.                                                                                                                    |
| ST4229         | BLOOMDALE ROAD AND SPUR 195 REALIGNMENT                       | \$6,261,523          |                    |     | X            |                 |            | Construction of the remaining planned lanes along Bloomdale, between Redbud and SH 5, including the realignment and construction of a multilane roundabout at the intersection of Bloomdale and SP 195.           |
| ST2514         | VENU - SUNSET AMPHITHEATER CAPACITY IMPROVMENTS               | \$7,500,000          |                    |     | X            |                 |            | Construction of turn lanes, pavement markings, traffic signal improvements, and wayfinding signage related to the Venu Sunset Amphitheater.                                                                       |
| ST2515         | BLOOMDALE REALIGNMENT TO US 380 BYPASS                        | \$17,300,000         |                    |     |              |                 | X          | Construction and realignment of two segments of Bloomdale Road to the planned interchange locations along the US 380 bypass. Includes Bloomdale West (west of Ridge Rd) and Bloomdale East (west of Hardin Blvd). |
| TOTAL:         |                                                               | \$146,029,942        |                    |     |              |                 |            |                                                                                                                                                                                                                   |



Economic Development  
Projects Eligible for  
MEDC/MCDC Funding

- Legend
- Not Funded

Under Construction

Under Design

Major Roads

City Limits

ETJ