

REINVESTMENT ZONE NUMBER ONE

NOVEMBER 18, 2025

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, November 18, 2025 at 5:00 p.m.

Board Chair Rick Franklin called the meeting to order at 5:02 p.m. upon determining a quorum consisting of himself and the following members were present: Geré Feltus, Patrick Cloutier, Michael Jones, Steve Lebo, Justin Beller, Bill Cox, and Ernest Lynch.

Board member Darrell Hale was absent.

The following City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Trevor Minyard, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, Deputy City Secretary Tenitrus Parchman, Planning Manager Cassie Bumgarner, Planner I Kyara Robinson, Audio Visual Technician Joshua Arias and Police Officer Kendall Sam.

Board Chair Franklin called for Public Comment on Agenda Items (for Non-Public Hearing Items), at which time there were none.

Board Chair Franklin called for Agenda Items.

25-3376 Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 21, 2025

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Jones, to approve Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 21, 2025.

25-3377 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with UB33 McKinney LLC for a Vacant/Underutilized Project at 308 W Virginia Street.

Board members unanimously approved the motion by Board member Beller, seconded by Board member Cox, to approve an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with UB33 McKinney LLC for a Vacant/Underutilized Project at 308 W Virginia Street.

There TIRZ1 Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Feltus, seconded by Board member Cox, to adjourn the meeting at 5:05 p.m.

These minutes were approved by the TIRZ1 Board on December 16, 2025.

RICK FRANKLIN
Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary