

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**MAY 22, 2025**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, May 22, at 8:00 a.m.

**Board Members Present:** Chair Angela Richardson-Woods, Vice Chair David Riche, Secretary Deborah Bradford, Board Members David Kelly, Joy Booth, and AJ Micheletto, and Board Alternate Markus Lloyd.

**Absent:** Treasurer Chris Wilkes.

**City Council Present:** Mayor George Fuller and Mayor Pro Tem Geré Feltus.

**Staff Present:** President Cindy Schneible, Accounting Manager Chance Miller, Director of Parks and Recreation Amy Kinkade, MEDC President Michael Kowski, Director of Cultural District Andrew Jones, Assistant City Manager Trevor Minyard, Parks Planning and Development Manager Jenny Baker, Parks Planning Manager Jill Yount, Director of Housing and Community Services Margaret Li, Community Services Administrator Shirletta Best, Audio Visual Technician Joshua Arias, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were many guests present.

Chair Richardson-Woods called the meeting to order at 8:03 a.m. after determining a quorum was present. Pastor Olumayowa Oke of Open Heavens Church in McKinney offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

**25-2781** Chair Richardson-Woods called for an update on 2025 McKinney Board and Commission Member Appointments. Deputy City Secretary Tenitrus Parchman stated that applications are currently being accepted for those who wish to serve on City Boards or Commissions. Incumbents whose current terms expire must submit an application to be considered for

continued service. The application period is open now through Friday, June 20. Interviews will be held in July and August, and appointments made by Council on August 26. The terms will be effective October 1, 2025, through September 30, 2027. Required Board member training must be completed before the start of the term. Chair Richardson-Woods encouraged those who want to serve in their community to apply.

**25-2782** Chair Richardson-Woods called for the City of McKinney Housing and Community Development to provide an update on the consolidated plan. Community Services Administrator Shirletta Best shared that McKinney has been recognized as #1 in housing affordability. The City's Housing and Community Development offers opportunities for low to moderate-income residents and implements quality-of-life improvements to address economic and social inequalities. A five-year plan that is funded by the U.S. Department of Housing and Community Development lays the foundation to bring together residents, community leaders, local and state governments, federal officials, businesses, and other organizations to share data and provide input. Input includes public services, best utilization of funds, identification of best resources, and envisioning quality-of-life impacts over a five-year period. Once the Consolidated Plan is approved by HUD, work will begin on an Annual Action Plan, where funding will be allocated based on input from the Community Grants Advisory Commission to meet plan goals. At the end of the year, the department reports to Council and the public regarding how the funds were utilized. Throughout the process, citizen participation and engagement are encouraged through surveys, community forums, and presentations. The Citizen Participation Planning process informs residents how they can participate and includes low to moderate-income persons, especially those living in areas of slum and blight or revitalization areas, people of color, those with disabilities, the

unsheltered, neighborhood advocates, public officials and private citizens. Ms. Best shared that the plan includes disaster impacts and potential disaster relief funding from CDBG, FEMA and other sources. The process also focuses on meeting people where they are, including hospitals, correction programs, and public housing programs to secure input. They also focus on language accessibility and will be working with the school systems, any emerging communities, and those in the ETJ. Ms. Best shared that MCDC has been a tremendous partner and encouraged Board members to support the Consolidated Plan update and share their story by providing data, resources, information, and participating in hearings and surveys.

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Secretary Bradford, seconded by Vice Chair Riche, to approve the following consent item:

- 25-2783** Minutes of the McKinney Community Development Corporation Meeting of April 24, 2025.
- 25-2784** Chair Richardson-Woods called for the Financial Report. Assistant Director of Finance Chance Miller presented the April financials. Revenues were \$32.1 million, primarily from the issuance of debt for improvements at McKinney National Airport. Expenses were more than \$1 million, including \$573,000 in project expenses. Regarding sales tax, April numbers reflect February activity. McKinney saw a decrease of 5.4% in year-over-year collections for the month of April compared to a 6.9% increase for Allen, a 3.6% decrease for Plano, and a 7.1% decrease for Frisco. McKinney's year-to-date increase is 2.7%. Mr. Miller shared that he hopes to see that number increase within the next 2 months. Last year Texas was up 2.1%, and at this time the increase is less than 1%. As a whole, the North Texas region is down 0.5%. Mr.

Miller shared that this is a national-level issue. There were no questions on the Checks Issued report.

**25-2785** Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods recognized Mayor George Fuller and thanked him for the work he has done for McKinney. She shared that she has become a better servant leader because of his leadership. President Schneible, Vice Chair Riche, Secretary Bradford, Board Members Booth, Kelly, and Micheletto, and Board Alternate Lloyd shared sentiments of gratitude for Mayor Fuller for his time as McKinney's Mayor. Mr. Fuller shared that it has been an honor to serve the City and MCDC. He thanked the Board for their comments.

City of McKinney. Assistant City Manager Trevor Minyard shared that this is a time for celebration and transition for the City. On August 20, both Mayor Pro Tem Geré Feltus and Councilman Justin Beller were sworn in for their second term. Mayor George Fuller and Councilman Charlie Phillips' last Council meeting will be June 3, and the newly elected Mayor and Councilman will be sworn in on June 17, during their first meeting. He shared that budget season is underway and meetings with department leadership to review budget requests have concluded. Staff will present a budget to Council for consideration on August 8. Mr. Minyard shared that items discussed at the recent City Council Work Session included a plan for repair of arterial roadways, Collin County Parks and Open Space Project Funding Assistance Program, and a potential Charter Election in November 2026.

McKinney Economic Development Corporation. President Michael Kowski shared that MEDC hosted more than 500 people at their CJ CUP Byron Nelson tournament suite. He reported that MEDC owns 43 acres at Lake Forest and State Highway 121, and an RFQ to activate that property for purchase or mixed-use development has been released,

with a deadline to respond by the end of May. Two new teammates, Paula Date and Troy Billet, have joined the MEDC team. Mr. Kowski shared that he was part of a delegation of Texas leaders who traveled to Washington, DC to promote Texas to foreign companies. MEDC is hosting an event with Plug and Play today, and Secretary Bradford will be taking students to the event to learn about how to start a business in McKinney. Board Member Booth asked about the Byron Nelson dates for next year, and Mr. Kowski will communicate as he receives that information. Secretary Bradford thanked Mr. Kowski for allowing the students to attend the event with Plug and Play.

McKinney Main Street/MPAC. Director of Cultural District Andrew Jones shared upcoming events, including Girls Night Out, McKinney Chupacabras at Ron Poe Stadium on May 24, the Dailey and Vincent concert on May 24, Big Band Royalty: A Salute to Quincy Jones on May 30, Texas Music Revolution June 6-7, Texins Jazz Band: Salute to Stevie Wonder on June 22, and Dawn and Hawkes at MPAC on June 27. Mr. Jones shared that the design phase is underway for MPAC renovations which include rebranding as The Courtroom Theatre, remodeling the theatre space, and adding a permanent gallery in the basement. The foundation for the roundabout sculpture on Louisiana Street adjacent to the Learning Garden has been poured and will be installed the last week of May.

McKinney Parks and Recreation. Director of Parks Amy Kinkade directed Board members to refer to their Parks status report. She shared that E.A. Randles Park is undergoing repairs. She thanked the Board for their input at the joint meeting last month. Parks has created and posted a position to help ensure that priority projects are completed within established timeframes. Upcoming events include the Memorial Day Ceremony at Corporal RD Foster Veterans Memorial Park on May 29. Community pools will open this weekend, summer camps begin May 27,

McKinney's Juneteenth event will be held at Finch Park on June 14, and this year's Red, White and Boom July 4<sup>th</sup> event will be held at Towne Lake. Activities at the Juneteenth event will include a children's entrepreneurial market and a drone show. Ms. Kinkade thanked Chair Richardson-Woods, Secretary Bradford and Board Alternate Lloyd for participating in the planning committee for Juneteenth. Activities for the July 4<sup>th</sup> celebration will include fireworks and a concert at Towne Lake. Board Member Kelly shared that the Parks team has been doing an excellent job and added his support for expanding their team. Board Member Booth thanked the team for the event coordination at the Apex Birthday Bash. Ms. Kinkade shared that they anticipated 600 attendees for that event but actually welcomed over 800.

**25-2786**     President's Report. President Cindy Schneible shared that the CJ CUP Byron Nelson tournament was a great event and recognized City and Visit McKinney teams for the McKinney Experience booth. She announced that confirmation from Jon Drago had been received that the PGA, Salesmanship Club of Dallas, and Invited have reached an agreement on extending the tournament. The City's sponsorship agreement has not yet been drafted. Ms. Schneible encouraged everyone to attend the McKinney Farmers Market. She directed Board members to the reports attached to the agenda, including the ManeGait and Chestnut Square final reports and the marketing report, which shows an increase in MCDC website visits and Facebook activity. She thanked Anahi Alvarez for her work on MCDC social media. Promotional and Community Grant applications are due May 30, and applications will be presented to the Board at the June meeting. The final project grant cycle will be open from June 1-30, and applications will be presented to the Board in July.

**25-2787** Chair Richardson-Woods called for consideration/discussion/action on a Request from the City of McKinney Parks and Recreation Department to reappropriate previously awarded funds of \$2,797,804.00 to PK1831 (Wattley), \$489,314.00 to PK2041 (Old Settlers Park Design), \$1,580,743.00 to PK2109 (Greens Neighborhood Park), \$315,077.00 to PK2349 (Mobile Stage), \$318,664.00 to PK2343 (Horizon Park), \$1,039,504.00 to PK4397 (Recreation Center at Towne Lake), and \$200,000.00 to PK9143 (Erwin Park). Board members unanimously approved a motion by Board Member Booth, seconded by Board Alternate Lloyd, to approve the reappropriation as requested.

**25-2788** Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Direction 61:3 (4B25-10) in an amount of five hundred thousand and NO/100 dollars (\$500,000.00) for infrastructure and public access areas located at The Farm, a future community of transitional living homes for young adults who have aged out of foster care located at 3286 County Road 168, McKinney, Texas. This request represents 5.6% of the total project cost. Vice Chair Riche thanked Kathy Blank and Myron Wilson for answering questions from Board members, adding that this project is needed to help young adults who have aged out of foster care. Board Member Kelly expressed appreciation for Direction 61:3 Board's interest in annexing into the City. Vice Chair Riche made a motion to approve this agenda item in an amount of \$500,000 as a reimbursement grant, payable upon completion and acceptance of the work, with the further condition that such amount be payable only upon the condition that the applicants submit to be annexed to the City of McKinney. Board members unanimously approved a motion by Board Member Riche, seconded by Board Member Micheletto, to approve the item in an amount of \$500,000.

**25-2789** Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Heard Natural Science Museum and Wildlife Sanctuary (4B25-11) in an amount of two hundred eleven thousand one hundred sixty and NO/100 dollars (\$211,160.00) for trail improvements for five trails at the property located at One Nature Place in McKinney, Texas. This request represents 56% of the total project cost. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Micheletto, to approve the item in an amount of \$211,160.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none.

Chair Richardson-Woods called for additional Board comments. Board Member Micheletto congratulated all graduates. Secretary Bradford thanked the Board members for their support and congratulated Mayor George Fuller for eight years of service as Mayor. She shared that the Woodside Village Chalk It Up event was a success. Board Member Booth acknowledged the Hugs groundbreaking, Harvest Historic Preservation designation, the Love Life Foundation Women in Service event, and Serve McKinney, adding that it was great seeing Leadership McKinney participants supporting various organizations at Serve McKinney. Board Alternate Lloyd recognized those who volunteered at the CJ CUP Byron Nelson Tournament and the opportunity it provided to showcase McKinney. Vice Chair Riche shared that the CJ CUP Byron Nelson is always a strong event for the city and noted media coverage featuring TPC Craig Ranch. He also attended ManeGait LIVE at TUPPS and reminded Board members of the upcoming Texas Music Revolution. Chair Richardson-Woods thanked Board members for their continued commitment and recognized Secretary Bradford for her work with Woodside Village. She shared that she attended the Art by Metta R&B Festival and congratulated Juametta Terrell on its success, adding that a percentage of proceeds from the event will support Legacy Keepers.

Chair Richardson-Woods recessed the meeting into executive session at 9:25 a.m. in accordance with the Texas Government Code. Deliberation regarding economic



development matters included Project Hemispheres, Venu/Notes Live, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project Mirage, Project Terrigen, Craig Ranch Resort Hotel, 4B25-10 (Direction 61:3), 4B25-11 (Heard Natural Science Museum and Wildlife Sanctuary), and 4B24-15 (Sanchez Charities NeighborHub).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:00 a.m.

Board members unanimously approved a motion by Chair Richardson-Woods, seconded by Vice Chair Riche, to approve the terms and agreement for Project Mirage as discussed in executive session.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Alternate Lloyd, to adjourn. Meeting was adjourned at 10:01 a.m.

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

These minutes approved by the MCDC members on June 26, 2025.

SIGNED:

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ANGELA RICHARDSON-WOODS  
Board Chair  
DAVID RICHE  
Board Vice Chair

ATTEST:

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DEBORAH BRADFORD  
Board Secretary