

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

SEPTEMBER 28, 2023

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, September 28, 2023, at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly, Secretary Deborah Bradford, Treasurer Kathryn McGill, Board Members Mary Barnes-Tilley, David Riche and Joy Booth, and Board Alternate Jon Dell'Antonia.

Absent: None.

City Council Present: Mayor George Fuller, Councilwoman Geré Feltus, and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Accounting Manager Chance Miller, Assistant Director of Parks and Recreation Ryan Mullins, Cultural District Director Andrew Jones, Visit McKinney Executive Director Aaron Werner, MEDC Business Retention and Workforce Development Director Madison Clark, and MCDC Administrative and Marketing Coordinator.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:04 a.m. after determining a quorum was present. Deborah Bradford, Board Secretary and Associate Pastor of New Jerusalem Baptist Church, offered an invocation which was followed by the Pledge of Allegiance.

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

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Board Member Riche, to approve the following consent items:

23-0773 Minutes of the McKinney Community Development Corporation Meeting of August 24, 2023.

23-0774 Minutes of the McKinney Community Development Corporation Housing Subcommittee Meeting of August 10, 2023.

23-0775 Minutes of the McKinney Community Development Corporation Applications Process Subcommittee Meeting of August 21, 2023.

23-0776 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 11, 2023.

23-0777 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2023.

23-0779 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods welcomed Councilman Michael Jones as MCDC's new Council Liaison. She recognized Jon Dell'Antonia for his year of service as MCDC Board Alternate, sharing that Council has appointed him to the TIRZ #2 board beginning in October. She added that he was seated at the dais several times, served on the Retail Development Infrastructure subcommittee, and represented MCDC at many community events. She thanked him for his thoughtful participation in MCDC meetings. Chair Richardson-Woods presented Mr. Dell'Antonia with a board photo, flowers and an MCDC-branded travel bag. Mr. Dell'Antonia shared that he enjoyed his brief time on the board and is interested in what the airport TIRZ board will offer. He thanked staff and board members for welcoming him as part of their team. Chair Richardson-Woods commented on Chestnut Square's Bar Wars, complimenting her fellow judges and congratulating Cocktail Creamery for winning the competition. She reported that The Cotton Groves dedication was a great event, adding that the homes are amazing, and it was great to see the amenity center busy with Boys and Girls Club kids. She also attended the ribbon-cutting for La Tiendita and shared her appreciation for Jason Hernandez' story as well as his contribution to

McKinney. Chair Richardson-Woods, Vice Chair Kelly, and Board Member Booth congratulated the Main Street team on another successful Oktoberfest. Board Member Riche added that it was encouraging to see the community support at the La Tiendita event. As a season ticket holder, Treasurer McGill encouraged others to attend McKinney Philharmonic Orchestra performances. Secretary Bradford shared appreciation for the Salesmanship Club lunch and the amazing work they do with Momentous Institute. She congratulated all newly appointed Board and Commission members and welcomed Chris Wilkes to MCDC as board alternate. Secretary Bradford, Vice Chair Kelly and Board Member Barnes-Tilley thanked Jon Dell'Antonia for his dedication and contribution to MCDC this past year and wished him well as he continues to serve McKinney on the TIRZ Board. Chair Richardson-Woods congratulated the Chestnut Square Farmers Market for being recognized as the #1 market in Texas and among the Top 10 in the nation, once again putting McKinney in the national spotlight.

City of McKinney. City Manager Paul Grimes shared that the 36-member Bond Committee held its first meeting September 27 to begin discussions regarding the potential of debt authorization being placed on the May ballot. They will meet at least two more times before making a recommendation to Council, which must be voted on no later than February 16, 2024, for an item to be placed on a May 2024 ballot. He shared that an RFQ has been issued regarding the redevelopment of City-owned properties in Downtown. They have narrowed the contenders from fifteen to five, and Council will hear from up to four developers during a public Work Session on November 28. Mr. Grimes shared that there will be a \$45 million general obligation debt sale in the next month, of which most of the funds are dedicated for parks. An additional \$23 million debt sale is dedicated to the airport FBO. Mr.

Grimes shared that McKinney continues to grow fast, and as of September 1, the population estimate is 213,459.

Visit McKinney. Executive Director Aaron Werner added his appreciation for Jon Dell'Antonia's service to MCDC and to Visit McKinney prior to that. He thanked everyone who attended the ribbon-cutting at their remodeled Visitor's Center. Mr. Werner shared that the Texas Travel Counselors will be meeting in McKinney on October 26, bringing a tour bus with representatives from Texas Highways Information Center, Texas Highways Magazine, TxDOT Travel Information Division, Texas Parks and Wildlife, and Texas Travel Alliance. This is a great opportunity to showcase McKinney to key travel industry representatives. Mr. Werner reported that Visit McKinney's Instagram account has now surpassed 20,000 followers, with over a third of that growth from the last 90 days. He shared that they have created a new highlight reel which showcases all parts of McKinney. Their team is working with Texas Monthly to develop a city-wide visitors guide that should be complete in January.

McKinney Economic Development Corporation. Business Retention and Workforce Development Director Madison Clark shared that staff is looking forward to welcoming Michael Kowski as their new President and CEO starting next Monday, October 2. MEDC has a robust pipeline with 34 active projects of \$2.7 billion in capital expenditures. The International Economic Development Council recently recognized MEDC with three awards including Bronze for Tech and Trucks, Silver for the Innovation Fund, and Silver for their 2022 Annual Report. Ms. Clark shared an update on the workforce efforts. She shared that 459 employees from four different companies totaling 14,324 hours recently trained through their partnership with Collin College utilizing \$623,000 of state funding for these McKinney employee trainings. In an effort to continue wrapping resources around McKinney companies, they are visiting with several

other companies for similar opportunities. Treasurer McGill asked about the types of training provided, and Ms. Clark stated that training can be soft skills or hard skills, and programs are designed to meet specific needs defined by the companies. The four companies that were trained represented the manufacturing, software development and auto industries. Funds from the state go directly to Collin College, which then administers the grant and designs a program to meet the specific needs of the employers.

McKinney Main Street/MPAC. Cultural District Director Andrew Jones thanked MCDC for their support of Oktoberfest and for The Retail Coach data. He expressed appreciation for Fire, Police and Public Works for their teamwork in making the event a success. Sales for the event were higher than previous years even with a smaller Sunday crowd. The new VIP Experience was well-received, and their team will be working to expand that concept next year. Regarding marketing, the Tastemakers of Downtown McKinney series has featured twelve eateries so far, and all posts have been very successful. Coming up at MPAC is Jim Messina tonight, McKinney Repertory Theatre presents Clue October 6-14, Dia de los Muertos and the next Downtown Coffee Fall Crawl on October 14, Cirque Carré October 22-29, and SBG's Spooktacular Beer Walk on October 28. Vice Chair Kelly asked if there has been any consideration to moving Oktoberfest back a few weeks for potential cooler temperatures. Mr. Jones stated that it is currently nestled between the State Fair and Addison's Oktoberfest. He explained that events of this size are hard to move, because all of these area events rely on the same large vendors. However, they are beginning discussions regarding the date for 2025.

McKinney Parks and Recreation. Assistant Director Ryan Mullins shared that outdoor pools are closed, the summer season has ended, and Fall activities are underway. At Council's next meeting, they will consider two

Parks agenda items including road connections at Al Ruschhaupt Soccer Complex and construction documents for the revitalization of Old Settler's Park. Bidding for the Greens of McKinney projects will begin in November. Upcoming events include Trick or Treat Trail on October 21, Apex Pumpkin Dunk on October 22, and Senior Center Trick or Treat March on October 28. There are three upcoming Concerts in the Park at Bonnie Wenk including Buffalo Ruckus this Saturday, Vinyl Stripes on October 7, and Forever Mac on October 14. Mr. Mullins shared that AEDs have now been installed at parks and sports complexes. The kayak rental station was installed at Towne Lake in August with four kayaks, and they had 60 rentals in the first twelve days. Social media reaction on kayak posts has been very high. Cost is \$3 to unlock and \$3 for half an hour. A partner company provides the kayaks, paddles and floatation devices, handles all maintenance, covers liability insurance, and manages the app. The City receives a percentage of the fees collected. Mr. Mullins added that they are investigating employing this same app technology and service for other parks for games, mountain bikes, ping pong equipment and other rentals.

23-0778 Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented financials for the month of August. Total revenues for August were \$2.4 million including about \$2 million in sales tax. Total expenses for August were \$445,500 including \$200,000 for parks and about \$132,000 for other projects. August represented June sales and reported an increase of 4.6%, with a true increase of 6%. During the same time period, Allen had a decrease of 1.7%, Frisco had a decrease of 8% and Plano had a decrease of 3.1%. Even though our sister cities showed decreases this month, all are still trending at an increase of about 6%. Retail trade was up about 1%. While utilities and wholesale trade were down (13% and 6%, respectively), both are still

trending positively for the year. There were no questions regarding the checks issued report.

23-0780 Chair Richardson-Woods called for the President's Report. President Schneible referred Board members to reports attached. She expressed her appreciation to Jon Dell'Antonia for his support and service to MCDC. She will be sending out an email requesting subcommittee and liaison preferences for next year. Upcoming grant funded events include McKinney Philharmonic Orchestra and McKinney Repertory Theatre performances. October 14 will be a busy day with MillHouse Makers Market, McKinney Wine and Music Festival, Dia de los Muertos, Turlaxin' games and the Boys and Girls Club Gala.

23-0781 Chair Richardson-Woods called for an update on Project RI 23-04, submitted by The Neathery Estate Bed and Breakfast for back porch restoration. Staff shared that we received an email from Tiffany Bellino that she was unable to attend the meeting today.

23-0782 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application submitted by Cocktail Creamery (RI 23-06) in the amount of up to five thousand eight hundred twelve and 50/100 dollars (\$5,812.50) for the purchase and installation of a grease trap required for full operations at their new location at 205 E. Virginia, McKinney. Total requested is 75% of total project cost. Chair Richardson-Woods thanked the subcommittee (Board Members Riche, Booth and Dell'Antonia) for their diligent review. Board Member Riche thanked the applicant for her quick response to questions raised at the last Board meeting and shared that the subcommittee recommends full funding of this application. Board members unanimously approved a motion by Board Member Riche, seconded by

Board Member Booth, to approve this item in an amount up to \$5,812.50,
as recommended by the subcommittee.

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. Secretary Bradford announced a Legacy Neighborhoods Fall Festival on October 7 at Old Settler's Park. Vice Chair Kelly shared information about a possible 5K run associated with the Dia de los Muertos event. Chair Richardson-Woods expressed her appreciation for all that La Tiendita is doing for the East Side community and encouraged individuals and groups to purchase a brick to support the non-profit store. President Schneible added that another way to support the store is to donate healthy snacks for Webb Elementary students.

Chair Richardson-Woods recessed the meeting into Executive Session at 8:53 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project RI 23-06 (Cocktail Creamery), Project 20-09 (TUPPS Brewery and Entertainment Destination), Project Bluesky, and Project Vibes.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 9:16 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Riche, seconded by Secretary Bradford, to adjourn. Chair Richardson-Woods adjourned the meeting at 9:16 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: _____

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary