

TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD

JUNE 2, 2026

The Reinvestment Zone Number One Board of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, June 2, 2026, at 5:00 p.m.

Board Chairman Rick Franklin called the meeting to order at 5:27 p.m. upon determining a quorum consisting of himself and the following TIRZ1 Board members were present: Patrick Cloutier, Michael Jones, Steve Lebo, Geré Feltus, Bill Cox, and Ernest Lynch. Board members Darrell Hale and Justin Beller were absent.

These City of McKinney staff were present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Parchman, City Secretary Administrative Assistant Sheridan Burns, McKinney Community Development Corporation (MCDC) President Cindy Scheible, Director of Planning Lucas Raley, Planner Cameron Christie, Environmental Outreach & Engagement Coordinator Mary Abercrombie, Sustainability Manager Sujata Gautam, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Police Services Administrator Cammie Martin, Fire Chief Paul Dow, Neighborhood Services Administrator Tammy Tervooren, Executive Director of Development Services Michael Quint, Director of Public Works Ryan Gillingham, Director of Engineering Gary Graham.

There were approximately twenty (20) members of the public present including NAACP Collin County Branch President June Jenkins, and these appointed officials of the city: MCDC alternate member Markus Lloyd, Capital Improvements Advisory Committee member Steve Wilson, MCDC member Angela Richardson-Woods, and Building & Standards Commission alternate member Logan Call.

Board Chair Franklin called for Public Comments. No one in the audience requested to speak.

Board Chair Franklin called for the TIRZ1 agenda items.

26-0497 Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of May 5, 2026

Board members unanimously approved the motion by Board member Bill Cox, seconded by Board member Patrick Cloutier, to approve and refer the Minutes to the City Council Regular Meeting of June 16, 2026, for City Council approval.

Due to time constraints, Board Chair Franklin recommended the following item be tabled to a future meeting:

26-0501 Consider/Discuss/Act on a Resolution Amending the Administration Policy and Guidelines for Tax Increment Reinvestment Zone Number One

Board members unanimously approved the motion by Board member Patrick Cloutier, seconded by Board member Bill Cox, to the table item until the next TIRZ1 Board meeting on Tuesday, June 16, 2026.

26-0498 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 The Parks Church for a Vacant/Underutilized Project at 129-131 S Tennessee Street

Board members approved the motion by Board member Gere Feltus, seconded by Board member Bill Cox, to Approved 26-0498 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 The Parks Church for a Vacant/Underutilized Project at 129-131 S Tennessee Street with a vote of 6 - 1, Patrick Cloutier voting no, and Darrell Hale and Justin Beller being absent. The funding for The Parks Church will come from the Underutilized Projects.

26-0499 Consider/Discuss/Act on a Request for TIRZ #1 Funding for a Downtown Parking Management Pilot

Board members unanimously approved the motion by Board member Patrick Cloutier, seconded by Board member Geré Feltus, to approve a Request for TIRZ #1 Funding for a Downtown Parking Management Pilot.

26-0500 Consider/Discuss/Act on a Resolution Amending the Project Plan for Tax

Increment Reinvestment Zone Number One

Board members unanimously approved the motion by Board member Bill Cox, seconded by Board member Ernest Lynch, to approve a Resolution Amending the Project Plan for Tax Increment Reinvestment Zone Number One; resolution caption reads as follows:

RESOLUTION NO. 2026-06-002 (TIRZ1)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, ADOPTING THE FIFTH AMENDED PROJECT PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY

The TIRZ1 Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member Michael Jones, to adjourn the meeting at 6:01 p.m.

These minutes were approved by the TIRZ1 Board on June 16, 2026, and referred to the City Council Regular Meeting of July 7, 2026, for City Council approval.

TAX INCREMENT REINVESEMENT
ZONE NUMBER ONE BOARD

SIGNED:

RICK FRANKLIN
TIRZ1 Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary