

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

FEBRUARY 22, 2024

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, February 22, 2024, at 8:00 a.m.

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

Absent: None

City Council Present: None

Staff Present: MCDC President Cindy Schneible, Director of Strategic Services Trevor Minyard, Accounting Manager Chance Miller, Assistant Director of Parks and Recreation Ryan Mullins, Visit McKinney Executive Director Aaron Werner, Cultural District Director Andrew Jones, and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:04 a.m. after determining a quorum was present. Pastor Olumayoma 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.

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

24-1243 Minutes of the McKinney Community Development Corporation Meeting of January 25, 2024.

24-1244 Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of January 22, 2024.

- 24-1245** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of January 22, 2024.
- 24-1246** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented the January financials. Revenues were \$2.2 million, primarily from sales tax. Expenses were \$571,000, \$400,000 of which was debt service. The net increase for the month was approximately \$2 million. Regarding sales tax, January numbers apply to November sales, and McKinney saw a true increase of 12% over 2023, bringing the year-to-date increase to 6.9%. During the same time period, Allen saw an increase of 9.3%, Plano saw an increase of 1.1%, and Frisco essentially broke even. Regarding the industry break out, sales taxes were relatively even with no industry standing out. There were no questions on the checks issued report.
- 24-1247** Chair Richardson-Woods called for Board and Liaison Reports.
Board. Vice Chair Kelly shared that the Hugs Gala and the Community Lifeline Center events were excellent. He acknowledged the recent passing of several community leaders including Gerry Ruschhaupt, Patricia Wysong and Beth Mortensen. Board Members Barnes-Tilley, Riche, Bradford and Booth shared appreciation for the Hugs event and the work of that organization. Board Members Booth and Bradford acknowledged Jaymie Pedigo's contribution to historical preservation in McKinney. Secretary Riche complimented Andrew Jones on the Tiny Doors project, reminded everyone that early voting has begun, and acknowledged the positive contributions of Maylee Thomas-Fuller to the City and community. Treasurer Bradford shared that she attended the Council strategic session and reminded everyone of the analogy that it is the Council's position to steer while staff is to pedal. She encouraged attendance at today's TUPPS campus and East McKinney Learning Garden tours and acknowledged the good work of City Manager's Office

regarding continued East McKinney support through the Legacy Neighborhood projects. Board Member McGill added that the McKinney Affordable Housing Task Force (The Front Porch) is continuing to move forward with some project research and added that the group heard from Rick Grady, President of Collin County Homeless Coalition, at the last meeting. Board Chair Richardson-Woods thanked staff for representing at the ICSC Conference, and President Schneible added that it was a great opportunity to promote McKinney to developers, retailers and brokers. Chair Richardson-Woods commented that Black History Month events have been phenomenal including the In Living Color event and The First McKinney Baptist Church kickoff. She reminded everyone of remaining events including the Legacy Keepers Exhibit at Hall Library which continues through next week, the CEO event with Cynt Marshall going on now, Harmony of Unity Choir performance on February 25, the Hip Hop House Party with Spinderella from Salt-N-Pepa on March 1, and Rolanda Macharia's play "He Heard My Cry" on March 2. She reminded everyone about tomorrow's two events, the retirement reception for Celeste Cox with Habitat for Humanity and the Chamber Awards celebration. Chair Richardson-Woods shared data learned at the CLC Legacy of Leftovers event. CLC distributed over 564,584 meals in 2023 and they anticipate that number to increase to over 1 million in 2024, but the need is still great. She also shared that a grassroots effort which includes Secretary Bradford's church continues their ministry to the Woodside Community which has seen trauma in their community.

City of McKinney. Director of Strategic Services Trevor Minyard reported that City Manager Grimes was traveling. He shared that on February 6, City Council called a bond election for May 6 to include five propositions totaling \$485 million. Council held their strategic goal setting workshop on February 16, to provide staff with direction for defining and developing KPIs for the coming fiscal year. The Development Services Annual

Report for 2023 indicated \$1.5 billion in new construction for the year. That report is now available at mckinneytexas.org/reports. Peter Kageyama, author of "For the Love of Cities," will speak to staff then to the community on March 21 at 3:30 p.m. at MPAC. Secretary Riche asked about the lights at Ridge and 380 and the status of Wilmeth projects. Mr. Minyard will research the status of the lights. Regarding Wilmeth, that project continues to face some utility challenges, but engineering is aware and they are working through the issues through private utility partners.

Visit McKinney. Executive Director Aaron Werner shared that Visit McKinney is subscribing to a new data analytics tool to collect data regarding visitors to the area, where they are going, how long they are staying and how much they are spending while here. The data is a little more "visit-centric" than that provided through The Retail Coach. Mr. Werner shared store items available with the new McKinney Love campaign. April 8 is the Total Solar Eclipse, and the Texas economic impact is expected to be huge. There are two City events planned, one at Gabe Nesbitt and one in Downtown. He reported that some hotel rates for days surrounding the event are up 350%, and hotels in McKinney are already filling. Tying into the event, the Visit McKinney store is selling solar eclipse glasses and t-shirts. Vice Chair Kelly complimented staff on the new store design and layout and asked if there could be consideration for merchandise with the vintage water tower logo. Board Member Booth confirmed the store hours at 8 AM to 5 PM Monday through Friday and 11 AM to 4 PM Saturdays.

McKinney Economic Development Corporation. Chair Richardson-Woods announced that MEDC staff is currently attending the Black History Month CEO Lecture Series with Cynt Marshall of the Dallas Mavericks. She encouraged everyone to review their report attached.

McKinney Main Street/MPAC. Cultural District Director Andrew Jones shared that Beth Mortensen, who was a pillar in the arts community, will be greatly missed. He reported that Main Street hosted a delegation from the Texas Historic Commission, of which McKinney Main Street is a part. They toured Harvest at the Masonic, the new City Hall, and the new TUPPS, and shared information about the lower 5 plaza and Downtown redevelopment updates. He announced that Main Street won the People's Choice Texas Travel Award for Best Foodie Destination and reminded everyone about the Tastemakers of McKinney video series which features Downtown eateries. Upcoming events include McKinney Repertory Theatre production of The Diary of Anne Frank the first two weekends of March, SBG St. Patrick's Day Beer Walk on March 16, Retail Boot Camp on March 18 and 19, McKinney Asian Festival on March 23, and a \$10 rooftop party at Chestnut Square Parking Lot on April 8 for the Total Solar Eclipse viewing. Chair Richardson-Woods asked about the status of the trolley, and Mr. Jones shared that delivery is expected in April. Board Member Booth acknowledged the success of the Krewe of Barkus parade, and Treasurer Bradford confirmed the location for the Asian Festival is Mitchell Park.

McKinney Parks and Recreation. Assistant Director Ryan Mullins elaborated on the solar eclipse event at Gabe Nesbitt which will include a DJ and activities. The rains of the last month slowed construction on most projects, but projects are still on schedule. The Soccer Complex at Craig Ranch should open late March or early April. Design plans for Greens of McKinney Park and Trails project are in review and bidding should open soon. The Trout Derby was a great success. Regarding fire damage at Grady Littlejohn, the cost to replace the power is \$300,000 but they are hoping to have it restored soon. Parks has two hiring events scheduled, this Saturday and March 23 at the North Municipal Service Center located at 3501 North Central Expressway. Chair Richardson-

Woods asked if the hiring event is promoted through the high schools, and Mr. Mullins said they ask MISD and Frisco ISD to share the information. Secretary Riche thanked Mr. Mullins for his quick response to community questions.

24-1248 Chair Richardson-Woods called for the President's Report. President Schneible reported that TUPPS has received their TCO and are hosting several soft opening events (including tonight's event with McKinney Parks Foundation and East McKinney Learning Garden) and working to finalize items on the punch list. She referred to the marketing report, highlighting growth in our social media platforms. Tomorrow's Chamber Awards event is the annual event where MCDC recognizes the contributions of individuals and organizations who work to enhance quality of life in our community. Other attachments to review include Flour Mill reports with great photographs of the new signs and progress at the garden café. The final report for Rotary Parade indicated a 20% increase in the number of floats. This weekend is the MillHouse Indoor ArtFest at The Cotton Mill. The second project grant application cycle will be open March 1-29 with presentations to the Board at the April meeting.

24-1249 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by ManeGait Therapeutic Horsemanship (4B 24-01) in the amount of five hundred thousand and NO/100 dollars (\$500,000.00) for funding site work and construction of a community event plaza and walking trail. Amount requested represents 5% of total project cost. Board Member Booth expressed concerns about community access to the plaza and made a motion to approve this item in an amount of \$250,000. The motion failed due to lack of a second. Vice Chair Kelly made a motion, seconded by Treasurer Bradford, to approve the item in an amount of \$500,000 as requested. Both Vice Chair Kelly and Secretary Riche shared that though they share some of

Board Member Booth's concerns, they believe ManeGait will promote the space appropriately and their hope is that ManeGait will encourage patrons to shop and dine in McKinney. Board members unanimously approved the motion on the table to approve this item for \$500,000.

Upon request of Vice Chair Kelly, President Schneible reminded Board members of the Retail Development Infrastructure Grant parameters. Projects eligible include exterior infrastructure such as site work, utilities, sewer and water, and fire suppression. Property locations that qualify are characterized as landmark retail which includes the Historical District as well as gateways to the City along Highway 75 and Highway 5. The maximum award is \$50,000, and the applicant must contribute 25% of the eligible project expenses. She clarified that the requested total amount in each agenda item reflects 75% of the total eligible project expenses up to \$50,000. She added that the applicant must demonstrate that the project will lead to new or expanded business for the applicant. She also clarified that landscape can be considered if it is disrupted during the course of other exterior infrastructure improvements. This is a reimbursable grant.

- 24-1250** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Waterboy RE, LLC (RI 24-01) in the amount of twenty-four thousand three hundred sixty-four and 20/100 dollars (\$24,364.20) for the installation of a fire alarm system at Harvest at the Masonic located at 215 N. Kentucky, McKinney. Rick Wells thanked the Board for their service to the community and added his appreciation and respect for Gerry Ruschhaupt. He shared the sentiment that community is truly what makes McKinney unique and special. Mr. Wells thanked the Board for their partnership and investment in this project, adding that the project had many unanticipated challenges. They have restored the 120-

year-old building back to its historical significance and opened for business in October 2023. This request is for assistance with the fire alarm system which was determined necessary during late project inspections. Mr. Wells shared several unanticipated structural issues discovered in the building while restoration and rehabilitation were in progress. He reported that they have already hosted about 75,000 people at Harvest at the Masonic. Vice Chair Kelly thanked Mr. Wells for his community spirit and contributions and commitment to Downtown McKinney. Board Member McGill shared her appreciation for their interests in local farming and sustainability. Board Member Booth asked about the timing of identifying the need for a more robust fire alarm system, and Mr. Wells shared that they worked from the originally approved plans, but at some point, the City required that changes be made. Board Member Booth encouraged the Board to visit with Code Enforcement about the processes. Vice Chair Kelly noted that this is not the only project where those sentiments have been shared. Chair Richardson-Woods thanked Mr. Wells for his commitment to McKinney. Chair Richardson-Woods called for public comments, and there were none. Chair Richardson-Woods called for a motion to close the public hearing. Board members unanimously approved a motion by Secretary Riche, seconded by Vice Chair Kelly, to close the public hearing.

- 24-1251** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Cleo Meredith (RI 24-02) in an amount up to fifty thousand and NO/100 dollars (\$50,000.00) for the installation of a fire alarm system at the Hope Hardware Building located at E. Louisiana Street, McKinney, Texas. President Schneible clarified that the applying entity name on this item should be Hope Hardware Building, LP. This public hearing will remain open in order to republish the notice with

that correction. James West shared that the building is 136 years old and has significant issues including fire safety and the need for a grease trap which will potentially be shared with other businesses once installed. He stated that with zero-line properties, most of the properties encroach on each other, so they are hoping a shared grease trap will benefit several businesses. He introduced the building owner, Cleo Meredith. Ms. Meredith shared that she and her husband Tom have retired after 20 years as The Pantry and Rye will be moving to their space. She explained that the building and The Pantry were grandfathered in under old building codes, and they must now bring the building to current code standards. She shared that James West and Nic Cain (Rye) have established a site plan that will preserve the building's history while integrating necessary updates. At this time, they are requesting funding for fire suppression and fire alarm for the first floor and mezzanine level of the building. The project has been submitted to the City for permitting and includes extending underground service to the building from the main line on Louisiana Street, interior fire alarms, a new fire riser room, and fire suppression springs throughout the first floor and the mezzanine. Board Member Booth verified and shared concern that the City had grandfathered the building, not requiring fire suppression and alarms to meet current code standards. Ms. Meredith also clarified that the building owner is providing the match for this grant request. Board Member Barnes-Tilley verified that the request is for \$50,000 and the total project is \$180,000. Board Member Riche verified that the grease trap is not part of this grant request. Chair Richardson-Woods called for public comments, and there were none. As stated earlier, this public hearing will remain open.

24-1252 Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant application submitted by Sugar Rush

Holdings, LLC (dba Cami Cakes) (RI 24-03) in an amount of thirty-three thousand one hundred twenty-seven and 25/100 dollars (\$33,127.25) for exterior electrical work and the installation of a grease trap at the site of a new bakery located at 2950 Craig Drive, Suite 302, McKinney, Texas. Franchise owners, Nolan Norton and Jonathon Dorce, introduced themselves. Cami Cakes was established in 2006 and has stores in four locations, and the McKinney store will be the fifth. Their mission is to “create happiness, one cupcake at time.” Their uniqueness focuses on gourmet cupcakes, cakes and ice creams made with fresh products and ingredients in a fun environment with superior customer service. They showed photos of their products and current retail storefronts. They are requesting funding for the installation of a new panel box to support kitchen appliances and for the purchase and installation of a grease trap to bring the building into compliance with City code for their bakery and retail store. Project timeline estimates opening in April 2024. Board Member McGill verified that this is a franchise business, and Vice Chair Kelly clarified that Norton and Dorce participate in the business only as franchisers. Treasurer Bradford verified the location as the old salon near Scotty P’s and Lane Bryant. Board Member Booth asked if they are receiving any tenant improvement funding, and Mr. Norton stated that they are receiving about \$19,000. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member McGill, to close the public hearing.

24-1253 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Haddington Fund, LP (RI 24-04) in an amount of sixteen thousand eight hundred eighty-six and 25/100 dollars (\$16,886.25) for construction of a retaining wall, walkway, stairs and

brick paver reset at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas. James Brenahan thanked the Board for past support of Flour Mill projects. This request is for improvements near the entrance of a future restaurant which will be on property facing Louisiana Street. This request is for a walkway, stairs and improved retaining wall which leads to the current event venue and provides enhanced access to the lower level of the building. The proposed walkway would create access by closing a gap between the building and the new Louisiana Street sidewalk. Mr. Bresnahan shared pictures of the renovated basement which was originally filled with dirt and served solely as crawl space. The future plan for the basement is for a restaurant in a few years. He shared photos of the patio area next to Ashlee's Garden. Board Member Booth asked about the current need for the walkway and other improvements, and Mr. Bresnahan explained that the garden is used for weddings and provides a clean entry point for brides and guests. He verified that the facility is currently ADA compliant. Board Member Booth verified that the restaurant is in the future design but that the need is for current business as well as future. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Treasurer Bradford, seconded by Vice Chair Kelly, to close the public hearing.

24-1254 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Kelly's Art Shack (RI 24-05) in an amount of up to fifty thousand and NO/100 dollars (\$50,000.00) for exterior site expansion and improvements including installation of gutters and downspouts, gates, and masonry fencing at the property located at 312 E. Cloyd Street, McKinney, Texas. Justin Liles and Kelly Gottuso shared that they started Kelly's Art Shack just before the pandemic hit. Their

original space was an old industrial garage that they finished out to create the art space. Since then, they have expanded and remodeled their space. Ms. Gottuso shared that their commitment is to art and community with four major areas of focus for artistic exploration, community engagement, event excellence and cultural contribution. While the interior meets City code, they are currently faced with major flooding after rains including toilet backwash. Additionally, the buildings to their east and west face issues with flooding and sewer smells. Their goal with these improvements is to mitigate flooding issues and address safety issues like squatters for all three businesses. Mr. Liles shared that the improvements would allow them to expand their business by creating a functional outdoor space for private and public gatherings and events. To alleviate the flooding issues, the project includes installation of a proper drainage system, gutters, downspouts and concrete patio. Security enhancements include gates and masonry fencing. Mr. Liles stated that they will not be able to get their CO for the outdoor space until these improvements are complete. Secretary Riche verified that the outdoor space is not an expansion in square footage but that the space cannot currently be used due to the flooding issues, and Board Member Barnes-Tilley verified that the goal is to be able to increase capacity through the use of the renovated outdoor space and eliminate the issue of canceled events inside due to flooding. Board Member McGill asked for clarification on the cause of the flooding. Ms. Gottuso explained that the three neighboring buildings all experience these same issues, and Mr. Liles explained that their improvements should have a positive impact on their neighbors. Board Member Booth asked if the landlord has offered a rent abatement, and Mr. Liles shared that they did receive a 1/3 discount for the month of January. He added that the landlord did assist with the 2023 interior remodel because there were code issues. Mr. Liles shared that their lease is for three more years, and the landlord

has no obligation to provide tenant funding except for code violations. They are currently operating their business with a TCO. Vice Chair Kelly commented that he would appreciate seeing financial support from landlords in general. Board Member McGill agreed and added that more information is needed regarding the cause(s) of the flooding. Vice Chair Kelly encouraged the Board to seek additional information including an engineering report to gain a clearer understanding of the full scope of the problem and solution. Board Member Booth suggested that the three businesses work together to approach the City to identify appropriate solutions. Chair Richardson-Woods called for public comments, and there were none. This public hearing will remain open to gain further understanding of the complete problem and attempt to engage the landlords in the solution.

- 24-1255** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by The Cotton Mill in the amount of thirty-nine thousand NO/100 dollars (\$39,000.00) for construction of a sidewalk and walkway to provide access to an existing crushed gravel parking lot at The Cotton Mill on the property located at 610 Elm Street, McKinney, Texas. Chandler Casey shared site diagrams that showed where the planned sidewalk would be located on the south side. He explained that the current parking lot is used for tenants and retail guests, and the proposed sidewalk will connect the atrium hall to the future south side public space. This request is for \$39,000 to include foundation, grade set and sidewalk. Additional work will be done inhouse without using a contractor. Mr. Casey shared pictures of the future courtyard plans indicating locations for walkway, steps and ADA ramp. The timing of this part of the development project is based on the need to redirect parking of staff and construction vehicles to the temporary lot to create more

open spaces for tenants and guests to the retail businesses. Additionally, the new sidewalk will create an additional fire exit and path in case of emergency evacuation. In the long term, the sidewalk will connect the retail space with the future public courtyard area. Board Member Booth verified that the temporary lot will not become permanent parking. Mr. Casey added that the proposed garage parking will likely be a joint project with The Cotton Mill and Presidium, the developer. He explained that the developer does not have a direct vested stake in The Cotton Mill, and the proposed sidewalk is on The Cotton Mill land. Board Member Booth verified that the sidewalk, if completed now, would not be disrupted during future development. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Riche, to close the public hearing.

- 24-1256** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Venezia Saporì (RI 24-07) in an amount of up to fifty thousand and NO/100 dollars (\$50,000.00) for exterior site work to include parking lot repairs, sidewalk repairs, replacement of retaining wall, and replacement of landscaping at the new restaurant site located at 1820 Eldorado Parkway in McKinney, Texas. Ralph Meyer with Parkway Realtors introduced himself and Bennie Krasniqi, owner of Venezia Saporì. They are currently repurposing the former Steak 'n' Shake property to a first-class family-owned Italian restaurant. The owner has been in business for 30 years in Richardson, and their goal is to expand their offerings in McKinney. They are requesting funding to assist with safety and security infrastructure improvements including parking lot repairs, concrete and striping, concrete pavers, walkway update to concrete, removal and replacement of damaged retaining wall,

and landscaping. President Schneible reminded Board members that landscaping can be considered if it is disrupted during infrastructure repair work. Vice Chair Kelly expressed concerns that the location of the business may not fit the grant parameters, and this request may not be the highest and best use of the grant program. Chair Richardson-Woods and Board Member McGill emphasized that this application should be considered based on current grant parameters, and the Board should consider grant parameter changes at a later date but not to impact this grant cycle. Board Member Booth commented that part of the new owner's purchase of the property should have included negotiations for improvements, and Mr. Meyer shared that there were multiple negotiations during the purchase process including a new roof and HVAC. Mr. Krasniqi added that the location is a high traffic area. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Secretary Riche, seconded by Board Member McGill, to close the public hearing.

24-1257 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by ACM Virginia Holdings LLC (RI 24-08) in an amount of forty thousand two hundred fifty and NO/100 dollars (\$40,250.00) to install a new sewer connection, replace the parking lot, and replace the main electrical panel at the Antique Company Mall located at 213 E. Virginia Street in McKinney, Texas. Jim Schwalls shared that he is willing to share his experience and insight as a long term multiple location landlord in Downtown McKinney. He added that he is working with TIRZ to create a list of buildings that currently have fire suppression in the Downtown area. Antique Company Mall was built in 1910 and offers 15,000 square feet of retail space, 150 spaces occupied by 115 entrepreneurs. He showed images of the building throughout the

years since 1985. It is a true antique mall, and dealers are required to have 80% of their merchandise from the 1980's or older, and no crafts are allowed. The mall offers a centralized sales counter for dealers. The mall is a destination attraction. Mr. Schwalls shared some of the significant improvements to the building over the years. This project request includes upgrading the electric service panel, new sewer service, and a concrete parking lot. Vice Chair Kelly inquired about the funding request being less than what is eligible, and Mr. Schwalls shared that he misunderstood the percentage breakdown of the grant when completing the application. Board Member Booth asked if he had interest in amending his request to \$50,000. Mr. Schwalls reiterated his interest in talking further with the Board about Downtown issues. Chair Richardson-Woods called for public comments, and there were none. This public hearing will remain open, and President Schneible will confirm that this item can be amended to \$50,000 with the posting of an amended public hearing notice.

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

There were no additional Board comments.

Chair Richardson-Woods recessed the meeting into Executive Session at 10:46 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project 4B 24-01 (ManeGait Beacon), Project RI 24-01 (Waterboy RE Group), RI 24-02 (Meredith/Hope Hardware Building), RI 24-03 (Sugar Rush Holdings), RI 24-04 (Haddington Fund), RI 24-05 (Kelly's Art Shack), RI 24-06 (Cotton Mill), RI 24-07 (Venezia Saporì), RI 24-08 (ACM Virginia Holdings), Project 20-09 (TUPPS Brewery & Entertainment Destination), Project 17-04 (Craig Ranch Resort Hotel), Project Vibes, and Project Hemispheres.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:37 a.m. There was no action taken from Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Secretary Riche, seconded by Treasurer Bradford, to adjourn. Chair Richardson-Woods adjourned the meeting at 11:37 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:_____

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID KELLY
Board Vice Chair

ATTEST:

DAVID RICHE
Board Secretary