

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

MARCH 28, 2024

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, March 28, 2024, at 8:00 a.m.

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

Absent: None.

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

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

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:05 a.m. after determining a quorum was present. She welcomed Chris Wilkes, newly appointed Board Member to the dais and welcomed Markus Lloyd as Board Alternate. Parish Associate Clay Brantley of Trinity Presbyterian Church offered an invocation which was followed by the Pledge of Allegiance.

24-1366 Chair Richardson-Woods administered the Oath of Office for MCDC Board Alternate Markus Lloyd.

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

Chair Richardson-Woods recognized Kathryn McGill as she stepped down from 5½ years of service with MCDC, acknowledging that her commitment and service have impacted the City and MCDC in more ways than can be mentioned. Throughout her years on the Board, Ms.

McGill served as Board Vice Chair and as Treasurer, and she served faithfully on almost every subcommittee. Chair Richardson-Woods went on to say that Kathryn is a great example of what it looks like to go above and beyond as a servant leader, and she has represented MCDC well in the community at many events from galas to grant events to ribbon cuttings and park clean up days. Chair Richardson-Woods thanked Ms. McGill for serving on The Front Porch, McKinney's Attainable Housing Task Force, and on MCDC's first ever Affordable Housing subcommittee. Chair Richardson-Woods presented Ms. McGill with gifts including the traditional MCDC travel bag and framed Board photo taken at the time Ms. McGill served as Vice Chair. Ms. McGill expressed appreciation for the recognition, welcoming new Board members and stating that she has been blessed by serving on MCDC.

Chair Richardson-Woods recognized MCDC Council liaisons Geré Feltus and Michael Jones.

- 24-1367** Chair Richardson-Woods called for the Salesmanship Club to provide an update on the Byron Nelson. Chris Peck and Zach Schneider were representing the Salesmanship Club of Dallas. Mr. Peck shared that the Byron Nelson tournament has entered into a 10-year relationship with The CJ Group for sponsorship. He shared that the focus of the Salesmanship Club is helping youth, primarily through the Momentous Institute which now has 248 students in pre-K through fifth grade. The curriculum they developed, and use is now being used throughout the world. They offer a living and learning lab for social and emotional training and have trained over 4,200 teachers. Additionally, they have a family health center in Dallas that focuses on group, individual and play therapy and parent education. The Salesmanship Club is making a difference in the community and working to broaden their reach in McKinney. Regarding the Byron Nelson tournament, the 2022 economic

impact to McKinney and surrounding areas was \$52 million and the 2023 impact was \$88 million. This year's tournament will increase the excitement that surrounds the 17th Hole with a grander physical environment and new and unique food options from providers under The CJ Group umbrella. They are grateful to be in McKinney and appreciate the special and welcoming relationship with McKinney.

24-1368 Chair Richardson-Woods called for an informational update on the 2024 Municipal Bonds. Director of Strategic Services Trevor Minyard shared that a 36-member bond committee was appointed by City Council to evaluate the city's ongoing Capital Improvement Program and funding needs. The committee met with staff during September, October, November and December and recommended moving forward with a bond referendum of \$485.5 million across five individual propositions. On February 6, Council called for a May 4 special bond election with no changes to the committee recommendations. Proposition A is for \$106 million for Parks and Recreation. Projects include \$25 million for Towne Lake improvements; \$20 million for Gabe Nesbitt ball fields, concessions and traffic flow improvements; \$60 million for a new multi-generational recreation facility likely to be located north of 380 and west of 75; and \$1 million for additional pickleball courts in various locations throughout McKinney. Proposition B is for \$36 million for new municipal court facilities to replace the current facility which was built in 1967. Elements include land acquisition, engineering and design, construction, and parking. Proposition C is \$30 million for improvements to the decades old Public Works south campus on South College which currently houses a fleet lot, water utilities, wastewater utilities, street maintenance, traffic control, procurement services, and parks maintenance. These improvements would bring those facilities to a 30–40-year lifespan. Proposition D is for \$70 million for Public Safety including \$5 million for

a driver training pad for training staff on large safety vehicles; \$5 million for future facilities land acquisition; \$5.5 million for remodeling Fire Station #3 (Eldorado at Orchard); \$12.5 million for Fire Station #5 (Craig Ranch) reconstruction; \$20 million for police administration building reconstruction to include remodeling the facility now shared by police and fire; and \$22 million for a future fire station likely in northwest McKinney. Proposition E is for \$243.5 million for street improvements including \$140+ million in street expansions, and \$100+ million for street reconstruction (added to the MCDC and MEDC funding applied to road improvements). These improvements will be made in accordance with the 10-year Capital Improvement Plan. More details on the propositions are online at mckinneytexas.org/2024Bond. Early voting will be April 22-30 with the election on Saturday, May 4. Board Member Booth asked about the vision for the public gathering space at the Municipal Court facility. Mr. Minyard stated that it will be a welcoming gathering area for those who have business at the court. Board Member Wilkes asked about the timeframe for issuing the bonds, and Mr. Minyard said bonds will be issued based upon the readiness for each project element as needed.

Chair Richardson-Woods welcomed Mayor Fuller.

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 Joy Booth, to approve the following consent items:

- 24-1369** Minutes of the McKinney Community Development Corporation Meeting of February 22, 2024.
- 24-1370** Minutes of the McKinney Community Development Corporation Affordable Housing Subcommittee Meeting of February 26, 2024.

- 24-1371** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 22, 2024.
- 24-1372** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 4, 2024.
- 24-1342** Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of February 20, 2024.
- 24-1373** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented the February financials. Revenues were \$2.6 million, primarily from sales tax. Expenses were \$170,000, including \$41,000 in project expenses, resulting in a net increase of about \$2.5 million for the month. Regarding sales tax, February numbers apply to December sales, and McKinney saw an increase of 4.6% compared to a 6.5% decrease for Allen, a 14.9% increase for Plano, while Frisco essentially broke even. McKinney's year-to-date increase is 6.4%. Regarding the industry break out, sales taxes were relatively even with no industry standing out. There were no questions on the checks issued report.
- 24-1374** Chair Richardson-Woods called for Board and Liaison Reports.
Board. Vice Chair Kelly acknowledged the passing of Robbie Clark, a community leader for many years, past Citizen of the Year recipient, and a mentor to Mr. Kelly. He added that he attended the Meals on Wheels Illuminating Hope event and the Love of Cities presentation which focused on the creation of a great city. Board Member Barnes-Tilley shared that she was impressed with the new TUPPS, adding that TUPPS was among her first experiences when visiting McKinney before making it their home. Board Member Booth was impressed with the MillHouse Makers Market and the Garden Show. She acknowledged the Chamber

Awards event and its inspirational impact through those receiving awards. Secretary Riche shared that the McKinney Asian Festival was well attended and a great event, the Love of Cities presentation was outstanding, and the Direction 61:3 sold out barbeque event was heart-warming. Treasurer Bradford commended the presentations from the Chamber Development Update panel (MCDC, MEDC, Visit McKinney, Main Street) which demonstrated the collaborative efforts that make McKinney great. She added that the Boys and Girls Club learning center expansion was impressive. Ms. Bradford shared that Visit McKinney hosted a presentation on HOT tax that was very informative and commended Aaron Werner and the Visit McKinney team for the work they are doing. She echoed others about the Love of Cities presentation, which shared the City's overarching vision with staff, Boards and community leaders. Board Member Wilkes added his appreciation for the Chamber Development Update event. He added that the Plug and Play event was exciting and encouraging as it was a perfect blending of old and new which brought together new technology companies in one of McKinney's oldest buildings, The Cotton Mill. Chair Richardson-Woods shared that she attended the Garden Show and McKinney Asian Festival and was impressed with both. The Black History Month Hip Hop 70's event was phenomenal, and she thanked Councilwoman Feltus for her leadership of McKinney's Black History Month events. She added that Rolanda Macharia's play "He Heard My Cry" was performed in Garland with two planned performances and an encore performance, adding that Amy Rosenthal's imprint is visible in Garland. Other events included the TUPPS ribbon cutting and the reception honoring Celeste Cox for 20 years of service and leadership with Habitat for Humanity. Chair Richardson-Woods added that the Leadership McKinney event was very well attended, and she is encouraged by the amazing pipeline of city

leaders. Chair Richardson-Woods offered birthday wishes to Secretary Riche, Board Member Barnes-Tilley and Linda Jones.

City of McKinney. City Manager Paul Grimes reiterated that the bond election is Saturday, May 4, and the primary runoff election is May 28. Updates to the City's election ordinance regarding campaign signs will be presented to Council on April 16. Staff are working on KPIs to present to Council in early May, and budgets will be presented to Council in August. Mr. Grimes shared that the City hosted an all-hands staff meeting to present broad strategic priorities to all staff. He announced that the City of McKinney was recognized as one of the top places to work in the nation by *USA Today*. The list included only three government entities. Mr. Grimes shared that there is great time and energy invested in the City's goal to build a strong organizational culture as a High Performing Organization and excellent place to work. Vice Chair Kelly added thanks to Paul Grimes, Mayor Fuller and City Council, acknowledging that a culture of excellence and acceptance is built from the top down.

Visit McKinney. Executive Director Aaron Werner shared excitement about the prospect of the Notes Live amphitheater coming to McKinney that will bring 700,000 visitors to the area annually, about 20% of whom will book overnight stays. The AC Hotel by Marriott in Craig Ranch, that will add 137 rooms to McKinney has received its building permit. For the Solar Eclipse on April 8, the City is sponsoring two events, and there are many other events being held throughout the City. The Visit McKinney store has sold nearly \$15,000 in solar eclipse merchandise. Mr. Werner announced that Visit McKinney welcomed Brian Medina as its new Board Alternate.

McKinney Economic Development Corporation. President Michael Kowski stated that the Plug and Play kickoff, a joint event with MEDC and Frisco EDC, welcomed 500 people from across the country to learn

about how McKinney is expanding as an epicenter for technology startups with venture capital. MEDC, Frisco EDC and Allen EDC will be presenting information about area growth at the North Texas Commercial Association of Realtors in April. Projects that Mr. Kowski will be sharing at the conference include Downtown redevelopment, Lower 5 Plaza, City Hall, Downtown redevelopment, Cotton Mill development and Notes Live amphitheater.

McKinney Main Street/MPAC. President Schneible shared that Andrew Jones was unable to attend today. On his behalf, she reported events coming up including Easter Coffee Crawl this Saturday, Juried Art Show on April 6, Solar Eclipse event on April 8, and Arts in Bloom on the weekend April 12-14.

McKinney Parks and Recreation. Assistant Director of Parks and Recreation Ryan Mullins announced that the new Director, Amy Kinkade, has started and is attending HPO training this week. The department received awards at the Texas Recreation and Parks Conference including second place for Justin Metcalf in the backhoe competition, a social media award for Chris Hallmark for the Apex Dare Campaign, and Courtney Davis was sworn in as Chair for the Leisure and Aging Branch. City Council has approved new membership rates for Apex including a 15% increase for residents and 25% increase for nonresidents. Power is being restored today at Grady Littlejohn Ball Park. Games began on the new synthetic turf fields at the Craig Ranch Soccer Complex on March 16, and that project should be complete with restrooms and concessions by the end of April. Four more turf fields will be completed over the summer along with refacing the championship field which will remain grass. Recreation Center at Towne Lake should be complete by early November. E.A. Randles is underway with underground utilities for the splash pad. Engineering is reviewing final construction documents for the Towne Lake light park. Greens of McKinney Park and Phase 1 of the trail

are in review by the procurement department. Currently in design phase are Towne Lake dog park, Erwin Park, outdoor fitness area at Apex, Gabe Nesbitt practice fields, and Al Ruschhaupt connection between Phase 1 and Phase 2. Summer is near and Parks has hired 130 summer staff so far. Mr. Mullins added that Parks is joining with the Library to host a solar eclipse event at Gabe Nesbitt Park.

24-1375 Chair Richardson-Woods called for the President's Report. President Schneible called attention to the marketing report which shows that MCDC continues to extend its reach through social media and website efforts. She called attention to the final report for Home for the Holidays. The deadline for the current project grant application cycle is tomorrow, March 29, at 5:00 p.m. President Schneible congratulated the Texas Women Society on the success of the first McKinney Asian Festival. She welcomed Chris Wilkes to the dais and Markus Lloyd as the new Board Alternate. Ms. Schneible congratulated Linda Jones on five years with MCDC and thanked her for her contributions. Chair Richardson-Woods and other Board members expressed appreciation for Ms. Jones' dedication and support for the Board.

Chair Richardson-Woods stated that the Board would be voting on eight Retail Development Infrastructure Grant applications today. She thanked the grant subcommittee (Board Member Barnes-Tilley, Vice Chair Kelly and Board Member Wilkes) for their diligent review of each application.

24-1376 Chair Richardson-Woods called for 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. Board Member Barnes-Tilley shared that enthusiasm for the projects that were presented, adding that this is the

first of two grant cycles and the total request exceeded the total annual budget. The subcommittee considered eligibility for each element of each project and the ability for the business to operate without the completion of their project. For this agenda item, Board Member Barnes-Tilley made a recommendation on behalf of the subcommittee to approve this grant request for \$24,364.20 of eligible expenses. Board members unanimously approved a motion by Board Member Wilkes, seconded by Vice Chair Kelly, to approve this grant in an amount of \$24,364.20 as recommended by the subcommittee.

24-1377 Chair Richardson-Woods called for a public hearing and consideration/discussion/action on an amended Retail Development Infrastructure Grant application submitted by Hope Hardware Building (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 214 E. Louisiana Street, McKinney, Texas. Chair Richardson-Woods called for public comments. There were no public comments. Chair Richardson-Woods called for a motion to close the public hearing. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Treasurer Bradford, to close the public hearing. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$50,000 of eligible expenses. Board members unanimously approved a motion by Board Member Wilkes, seconded by Secretary Riche, to approve this grant in an amount of \$50,000 as recommended by the subcommittee.

24-1378 Chair Richardson-Woods called for consideration/discussion/action 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. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$33,127.25 of eligible expenses. In a vote of 6-1-0, Board Member Booth voting no, Board members approved a motion by Board Member Wilkes, seconded by Board Member Barnes-Tilley, to approve this grant in an amount of \$33,127.25 as recommended by the subcommittee.

24-1379 Chair Richardson-Woods called for 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. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$13,500 of eligible expenses. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Board Member Wilkes, to approve this grant in an amount of \$13,500 as recommended by the subcommittee.

24-1380 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. Barbara Trumbull, building owner, shared that she has owned the building for fifteen years. She stated that the patio on the property will be open to the public and is a critical component for keeping Kelly's Art Shack open and allow them to expand their business. They are working with the City regarding the water issues.

Vice Chair Kelly asked President Schneible for an update on information received from the City regarding the issues. Ms. Schneible stated that City Engineering confirmed that the issue is not a City stormwater issue. Ms. Trumbull added that the air conditioning from Mini Bazaar leaks onto the property and a drainage pipe which comes alongside the patio area adds to the problem. Board Member Booth asked about the nature of conversations with the City and if the City is contributing to the project. Ms. Trumbull stated that the City is not contributing funds for the project, but the staff has been helpful in identifying solutions to fix the patio issues. She added that the metal gates proposed are recommended by police to provide visibility which will assist with safety and security. President Schneible added that we have received a letter from Ms. Trumbull stating that the proposed improvements will be maintained for at least ten years. Ms. Trumbull added that the revised bid submitted is from a trusted contractor that she has worked with for fifteen years. Board members unanimously approved a motion by Secretary Riche, seconded by Treasurer Bradford, to close the public hearing. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$44,000 of eligible expenses. Board members unanimously approved a motion by Board Member Wilkes, seconded by Secretary Riche, to approve this grant in an amount of \$44,000 as recommended by the subcommittee.

24-1381 Chair Richardson-Woods called for consideration/discussion/action on a Retail Development Infrastructure Grant application (RI 24-06) 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. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended

approval of this grant request for \$31,200 of eligible expenses. Board members unanimously approved a motion by Treasurer Bradford, seconded by Secretary Riche, to approve this grant in an amount of \$31,200 as recommended by the subcommittee.

24-1382 Chair Richardson-Woods called for 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. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$40,000 of eligible expenses. In a vote of 6-1-0, Board Member Booth voting no, Board members approved a motion by Board Member Barnes-Tilley, seconded by Vice Chair Kelly, to approve this grant in an amount of \$40,000 as recommended by the subcommittee.

24-1383 Chair Richardson-Woods called for a public hearing and consideration/discussion/action on an Amended Retail Development Infrastructure Grant application submitted by ACM Virginia Holdings LLC (RI 24-08) in an amount of fifty thousand and NO/100 dollars (\$50,000.00) to install a new sewer connection, replace the parking lot, and replace the main electrical panel at the Antique Company Mall Building located at 213 E. Virginia Street in McKinney, Texas. There were no public comments. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Board Member Wilkes, to close the public hearing. On behalf of the grant subcommittee, Board Member Barnes-Tilley recommended approval of this grant request for \$50,000 of eligible expenses. Board members unanimously approved a motion by Board Member Wilkes, seconded by Board

Member Barnes-Tilley, to approve this grant in an amount of \$50,000 as recommended by the subcommittee.

Chair Richardson-Woods thanked all the applicants and the subcommittee.

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 9:36 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters including RI 24-01 (Wells Group), RI 24-02 (Hope Hardware Building), RI 24-03 (Sugar Rush), RI 24-04 (Haddington Fund), RI 24-05 (Kelly's Art Shack), RI 24-06 (Cotton Mill), RI 24-07 (Venezia Saponi), 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 stated that there would be no action taken after Executive Session.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:30 a.m. There was no action taken from Executive Session.

Chair Richardson-Woods called for a motion to adjourn. In a vote of 6-1-0 with Treasurer Bradford voting no, Board members approved a motion by Board Member Barnes-Tilley. Chair Richardson-Woods adjourned the meeting at 10:31 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