

## **TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD**

**MARCH 3, 2026**

The Tax Increment Reinvestment Zone Number One (TIRZ1) Board of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, March 3, 2026, at 5:00 p.m.

TIRZ1 Board Chair Rick Franklin called the meeting to order at 5:49 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, Justin Beller, and Bill Cox. Board members Darrell Hale and Ernest Lynch were absent.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Jennifer Arnold, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, PROS Assistant Director Erica Lyght, PROS Assistant Director Robert Gaylor, Director of Housing & Community Development Margaret Li, Director of Public Works Ryan Gillingham, Facilities Construction Manager Patricia Jackson, Emergency Management Specialist Anna Simmons, Director of Emergency Management Karen Adkins, Director of Planning Lucas Raley, Audi / Video Technician Joshua Arias, Executive Director of Development Services Michael Quint, Chief Financial Officer Mark Holloway, Chief Planner Kaitlin Sheffield, Chief of Fire Paul Dow, Police Officer Ronald Westbrooks, Grants Program Manager Elena Berg, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Administrative Assistant Sheridan Burns, Deputy City Secretary Tenitrus Parchman, and City Secretary Empress Drane.

There were approximately thirty (30) members of the public in the audience, including these appointed officials of the city: McKinney Community Development Corporation member Deborah Bradford, Capital Improvements Advisory Committee member Steve Wilson, and McKinney Main Street Board member Kim Black.

Chairman Franklin called for public comments on agenda items. No one requested to make comments.

Chairman Franklin called for the agenda items:

**26-0158** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1)  
Board Meeting of December 16, 2025

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member Patrick Cloutier, to approved and refer the minutes to the City Council for City Council approval.

**26-0159** TIRZ1 Program Administration Overview

The presentation for this item not included on the posted on the meeting agenda is provided in these minutes as *Appendix A: 26-0159 Presentation*.

**26-0160** Consider/Discuss/Act on TIRZ 1 Funding for the Downtown Parking Structure and City Park Relocation Project (FC2634)

A correction to the agenda was noted that the funding will secure architecture engineering services, rather than design-build services.

Board members approved the motion by Board member Patrick Cloutier, seconded by Board member Michael Jones, to approve on TIRZ 1 Funding for the Downtown Parking Structure and City Park Relocation Project (FC2634) with a vote of 6 - 1, Board member Justin Beller voting no.

The TIRZ1 Board did not meet in Executive Session. Board members unanimously approved the motion by Board member Bill Cox, seconded by Board member Patrick Cloutier, to adjourn the meeting at 6:20 p.m.

This meeting was streamed live on the City's website at <https://mckinneytx.new/swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney video archive.

These minutes were approved by the TIRZ1 Board on May 5, 2026, and referred to the City Council Regular Meeting of May 19, 2026, for City Council approval.

SIGNED:

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RICK FRANKLIN, TIRZ1 Chair

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

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*Appendix A: 26-0159 Presentation*

# TIRZ Program Administration

## Overview, Priorities, and Upcoming Changes

City Council Work Session  
March 3, 2026



TIRZ 1

## Agenda

TIRZ basics explained

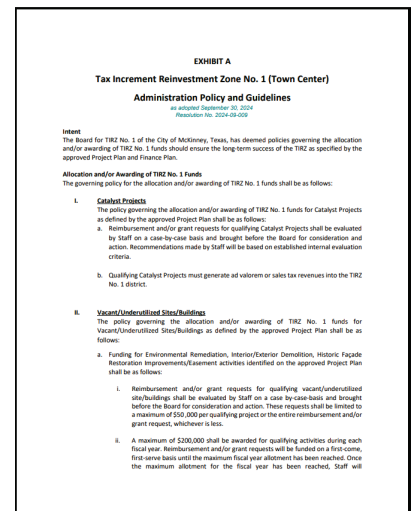
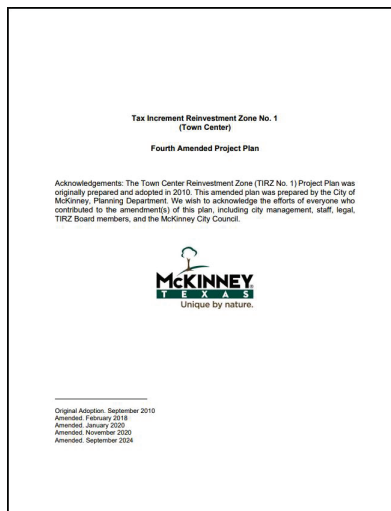
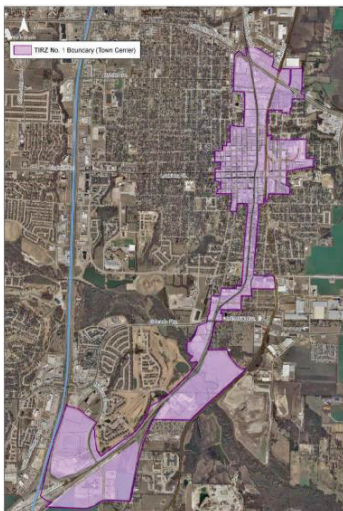
Established priorities

TIRZ finances explained

Upcoming changes



TIRZ 1



# TIRZ Overview

# TIRZ Explained: Project Types



Catalyst



Vacant/Underutilized



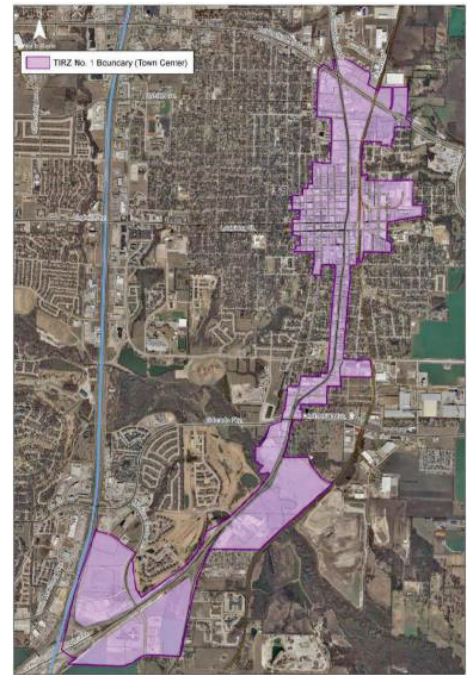
Mixed-Income/Affordable  
Housing



Innovation/Pilot



District Enhancement



# TIRZ Explained: Project Types

## Catalyst



Create a noteworthy mixed-use/residential/civic space that have a direct community benefit or a major employment center or an entertainment destination that serves as a signature development



## Vacant/Underutilized



Incremental redevelopment of vacant or underutilized sites or buildings within the Town Center



# TIRZ Explained: TIRZ-Eligible Expenditures



# TIRZ Explained: Funding & Caps

## Example

- In Policy and Guidelines document:
  - Each TIRZ-Eligible expenditure cap explained (or lack thereof)
  - Match requirements explained
- Meritorious Exception
  - Guideline of 50/50 match, up to \$200,000 matched
  - TIRZ board retains full authority on a case-by-case basis

Request for \$127,904.85 as follows:

- Fire Suppression
  - \$82,781.85 (50/50 match)
- Historic Façade Restoration
  - \$45,123.00

**Impact:**

- Includes eligible work
- Meets funding policy requirements

**Staff Recommendation:**

- Approval of applicant request

## Priorities of TIRZ

- Vacant/Underutilized Sites/Buildings Program
  - \$400K annual budgeted amount
- Approved Projects (encumbered)
  - Fire Suppression
    - On December 16<sup>th</sup> the TIRZ #1 Board approved a resolution authorizing \$460,000 for the design phase of the McKinney Downtown Fire Sprinkler Project.
    - Upon completion of the design phase, the TIRZ Board will be asked to fund the construction of fire suppression system improvements, including underground fire line connections, riser rooms and main line fire routes for nine downtown blocks.
  - State Highway 5 Study
    - On December 16<sup>th</sup> the TIRZ Board approved a resolution authorizing \$300,000 for the State Highway 5 Small Area Plan.
  - VENU / Sunset Amphitheater
    - Up to \$3M per year for 6 years, based on the performance of the venue

## Priorities of TIRZ

- Anticipated Projects
  - Downtown Parking Garage
    - \$411,500 requested for schematic design on today's agenda
    - Construction cost depends on the size and layout of the garage
      - \$17-20M previously estimated (does not include new Central and Library Parks' design and construction)
  - Downtown Parking Technology
  - Economic Development Projects
  - Redevelopment of the old City Hall and Development Services Buildings and Sites
- Other Potential Projects
  - Unknown Meritorious Exception Requests
  - State Highway 5 Pedestrian Crossing and Potential Open Space Improvements
  - Land banking to facilitate redevelopment

## TIRZ 1 Projects

### FY 26 Active Projects

**\$400K** - Annual Downtown Projects  
**\$9.4M** – Venu Public Infrastructure  
**\$460K** – Downtown Fire Sprinkler  
**\$300K** – Highway 5 Small Area Plan

### Potential Projects

**\$18M** – Venu \$3M Annual Payments  
**\$18M** – Downtown Parking Garage  
**\$4M** – Downtown Fire Sprinkler

## TIRZ 1 FY26 Financial Position

Beginning Fund Balance: \$28.2 M  
+ Budgeted Revenues: \$8.3M  
- Budgeted Expenses: \$12.3M  
**Projected Ending Fund Balance: \$24.2M**

### Restricted:

\$3.2M – Transportation  
\$1M – Annual Debt Service

## Coming Soon to TIRZ

### Edits to project plan and policy documents

- 3 bids as part of application materials
- Administrative clean up

### Streamlined staff reports across project types

# Thank you



(End of Appendix A)