

McKinney Community Development Corporation
Potential Projects Subcommittee
November 11, 2025

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:00 p.m. on November 11, 2025, at the MCDC office located at 7300 SH 121, Suite 200, McKinney, Texas.

MCDC Board Members Present: Chair George Fuller, Treasurer Chris Wilkes, member Angela Richardson-Woods.

Staff Present: MCDC President Cindy Schneible.

The Potential Projects committee met with representatives from Palladium USA including Tom Huth, President and CEO; Kim Parker, Executive Director of Development; and Taylor Thomas, Manager of Development to discuss the McKinney Ranch Senior Living Project.

The Project will be located at 5353 McKinney Ranch Parkway, on 3.7 acres west of Lake Forest. The project will include: 109 total units with a mix of 3 and 4-stories; 1 & 2-bedroom floorplans; and interior corridors and elevators. Amenities will include outdoor pool with accessible ramp; clubhouse with community room; covered pavilions with grills; fitness center; theater room; dog park; and programmed activities and events.

Affordability structure presented:

- 109 total units for residents aged 62 and over
- Of the total, 72 units for residents at or below 60% of Area Median Income
- Target date to start construction – March 2026
- Completion date – September 2027
- Current projected funding shortfall - \$2.5 million

Meeting adjourned at 5:15 p.m.

These minutes were approved by the Board on November 20, 2025.

GEORGE FULLER
Chair
DAVID RICHE
Vice Chair

DEBORAH BRADFORD
Secretary