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