

## MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

**JANUARY 22, 2026**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, January 22, 2026, at 8:00 a.m.

**Board Members Present:** Chair George Fuller, Vice Chair David Riche, Secretary Deborah Bradford, Treasurer Chris Wilkes, Board Members Angela Richardson-Woods, Joy Booth, AJ Micheletto and Board Alternate Markus Lloyd.

**Absent:** None.

**City Council Present:** Mayor Bill Cox and Councilmen Michael Jones and Rick Franklin.

**Staff Present:** President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Jennifer Arnold, Assistant Director of Finance Chance Miller, Director of Parks and Recreation Amy Kinkade, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Director of Cultural District Andrew Jones, Audio Visual Technician Joshua Arias, Parks Planning and Development Manager Jenny Baker, MCDC Attorney Jeff Moore, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Vega

There were many guests present.

Chair Fuller called the meeting to order at 8:02 a.m. after determining a quorum was present. Attendees stood for the Pledge of Allegiance.

**26-0048** Chair Fuller called for a Community Partner Spotlight from Parks and Recreation. The presentation for agenda item 26-0048 posted on the agenda is included in this document as Exhibit A: Community Partner Spotlight. Chair Fuller recognized Treasurer Wilkes for his proactive efforts to highlight MCDC's impact. Treasurer Wilkes shared that MCDC has helped fund more than \$150 million in parks projects over the past 30 years. Director Amy Kinkade explained that the purpose of McKinney Parks and Recreation is to make the community more unique, serve as a model for others to follow, provide reasons people want to be in

McKinney, and enrich lives through community interaction. Ms. Kinkade reported that over the past 30 years, MCDC has supported more than \$156 million in park projects including master plans, equipment purchases, operations, land acquisitions, and recreation centers. In 1996, the City's population was 32,850, and McKinney had only one recreation center, 650 acres of parkland, 18 parks, three miles of trails, and 21 athletic fields. In 2026, the population grew to 237,387.-McKinney now has 3,000 acres of parkland, 52 parks, 90 miles of trails, and 48 athletic fields. Ms. Kinkade highlighted improvements to athletic facilities, including the McKinney Soccer Complex, Al Ruschhaupt Soccer Complex, Gabe Nesbitt Community Park, and Grady Littlejohn Community Park. She shared that these facilities have impacted more than one million lives over the past 30 years and have hosted 168 tournaments since 2005. She reported that the Senior Recreation Center, serving the community since 2002, has recorded 2.4 million visitors and memberships and served over 150,000 meals through the Collin County Meals on Wheels program. McKinney's two outdoor pools and one indoor pool have hosted 800,000 aquatic visitors and more than 85,000 swim lessons. Since 2007, the Old Settlers Recreation Center has served 315,000 members and visitors and 19,000 program participants. The Recreation Center at Towne Lake, celebrating 40 years in 2026, has served more than 38,000 program participants. Ms. Kinkade shared that special events included 380 stage rentals and more than 340,000 special event attendees. The Apex Centre, opened in 2017, has served more than 50,000 program participants and 2.5 million memberships and visitors. She also shared that the Courts of McKinney average 170,000 annual visitors and has served more than one million visitors and players. Land acquisitions supported by MCDC include more than \$3 million invested in the Ottoway and Brinkmann Tracts. New parks include George Webb Park and McKinney Greens Park, and renovated

parks include Cottonwood Park. Ms. Kinkade added that MCDC has been involved in numerous parks and trails master plans. National awards include CAPRA accreditation, USTA recognition, the Apex Centre Facility Award, and a park design award for Mary Will Craig Park. Ms. Kinkade shared that MCDC has invested in more than 100 projects and impacted more than 11 million people. She thanked MCDC for its continued support. MCDC presented a video highlighting impact across the City. Chair Fuller shared that MCDC will continue to highlight its impact throughout the year, including major transformative projects like the renovation of the Old Courthouse to the current McKinney Performing Arts Center. He recognized Tracy Rath for her leadership on that project.

**26-0049** Chair Fuller called for a motion on the Minutes of the McKinney Community Development Corporation Meeting of December 18, 2025. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Vice Chair Riche, to approve the minutes.

**26-0050** Chair Fuller called for the Financial Report. Assistant Director of Finance Chance Miller presented the November financials. Revenues were \$2.5 million, primarily from sales tax. Expenses were \$332,000, including \$159,000 in project expenses. Regarding sales tax, November numbers apply to September. McKinney saw an increase of 4.9% compared to a 10.7% increase for Allen, a 2.8% increase for Plano, and a 0.1% decrease for Frisco. Regarding the industry break out, sales taxes were relatively even with no industry standing out. He shared that this is only the second month of the year, and they will evaluate trends after about four months. He added that number may reflect some companies that pay taxes quarterly rather than monthly. Mr. Miller added that the FY 25

audit is nearly complete, and he will present the FY 25 final financials in February. There were no questions on the Checks Issued report.

**26-0051** Chair Fuller called for Board and Liaison Reports.

City of McKinney. City Manager Paul Grimes shared that during City Council's November work session, an update was provided on downtown parking and efforts to identify solutions to optimize existing parking through technology. He said that staff are exploring long-term solutions for parking in Downtown. He reported that City Council will consider a preliminary design for construction of an additional parking deck on Kentucky Street during an upcoming meeting. On February 20, City Council will hold its annual strategic goal-setting meeting, with adoption of a strategic plan anticipated in April or May. The strategic plan provides guidance to staff in setting goals and preparing budgets for Council's consideration in August. Mr. Grimes shared that the McKinney Affordable Housing Summit will be held on April 13 from 8:00 a.m. to 1:00 p.m. at the McKinney ISD Stadium. The City's population estimate as of January 1 is 237,416. He shared that the City has issued a Request for Proposal for the development of a potential sports complex and other commercial uses on approximately 230 acres located at Bloomdale Road and Taylor Burk Drive. Deadline for RFPs is January 29. Board Member Booth asked about the paid parking across from Local Yocal, and Mr. Grimes clarified that the lot is owned by Local Yocal and is paid public parking with Local Yocal validating tickets for their guests. Board Member Booth also asked for an update regarding hiring a consultant for the Better Together Initiative, and Mr. Grimes shared that the consultant/facilitator will be recommended to Council in February.

Visit McKinney. Executive Director Aaron Werner shared that more than 10,000 attended the NCAA Division II National Championship, generating more than 900 room nights. He shared that McKinney ISD

Stadium was highlighted throughout the season. He reported that TUPPS recorded record sales during its pre-game fan fest event. Mr. Werner provided an update on upcoming spring sports events which include the PPA Texas Open at the Courts of McKinney in March, the McKinney Historic Half Marathon, the International Girls Cup soccer event with six or seven countries registered, the U.S. Senior Pickleball Tour, S.P.O.R.T.S. Conference at the Sheraton, and the CJ Cup Byron Nelson tournament in May. Mr. Werner shared that Sales Manager Marie Woodard announced her retirement and he recognized her contributions to McKinney, Texas, and the industry throughout her career. Board Member Booth asked for the date of the McKinney Historic Half Marathon, and Mr. Werner responded that it will take place on March 28.

McKinney Economic Development Corporation. President Michael Kowski reported that MEDC attended a tour at Raytheon with Mayor Bill Cox and City Manager Paul Grimes, and shared that he was impressed with the culture at the company. He shared that MEDC has begun work on its five-year strategic plan. He shared that MEDC will hold a joint meeting with City Council on February 27 and will spotlight innovative activities and partners. Chair Fuller shared that MEDC will be one of the organizations highlighted during MCDC's 30-year anniversary presentations.

McKinney Main Street/MPAC. Director Andrew Jones provided an update on renovations at MPAC. The facility will close in early February for renovation and the offices will temporarily be relocated to City Hall. The Tiny Door Party has been postponed due to weather. Upcoming events include the Valentine's Day Wine Walk on February 14, Krewe of Barkus on February 15, and the Downtown Sidewalk Sale on February 21. Mr. Jones indicated he will provide an MPAC presentation in March. Chair Fuller encouraged everyone to tune in to the March MCDC meeting to view the presentation and commended Mr. Jones for his leadership

on the project. Treasurer Wilkes commended Mr. Jones for the McKinney Tiny Doors initiative, and Mr. Jones recognized his team.

McKinney Parks and Recreation. Director Amy Kinkade shared that the Ash Woods Park playground replacement is complete, and CBS provided coverage of the renovations in a story that highlighted the playground donation program. She shared that the Inspiration Park playground has been removed and will be replaced by the end of January. The first summer hiring event will take place on February 7 at City Hall from 8:00 a.m. to 1:00 p.m. Ms. Kinkade shared upcoming events which include the Towne Lake Trout Derby on February 7 and the Daddy-Daughter Dance at Old Settlers Recreation Center on February 6. Since the Byron Nelson overlaps Memorial Day weekend, Ms. Kinkade announced that the City's Memorial Day Ceremony will be on Monday, May 25, at 10:00 a.m. Secretary Bradford thanked the City for its representation at the Martin Luther King Jr. Parade in Plano and shared her excitement for the parade to be hosted in McKinney in 2027 and 2028. Board Member Booth asked about the minimum age for summer staff, and Ms. Kinkade responded that the minimum age is 15 with some jobs requiring older youth.

**26-0052** Chair Fuller called for the President's Report. President Schneible recognized the McKinney Front Porch team and shared that they will host the Affordable Housing Summit on April 13. This group was convened by MCDC several years ago and comprises representatives from organizations that support affordable housing and includes city staff and Councilman Bellar. She thanked the City Communications and Marketing team for their support with the MCDC 30-year anniversary video and thanked Linda Jones and Anahi Vega for their social media efforts. She encouraged everyone to review the marketing report which highlights several record-breaking view and engagement data. President

Schneible directed Board members to the FY 25 grant recap and final reports, including the McKinney Repertory Theatre, Rotary Parade of Lights, and Venezia Sepori. She reminded the Board that the Retail Development Infrastructure Grant application period will close on January 30.

Chair Fuller stated that the Board will vote on 14 Promotional Grant applications that were presented in December. He thanked the Promotional and Community Event Grant Subcommittee (Board Members Booth and Micheletto and Board Alternate Lloyd) for their work in reviewing each application in greater detail and preparing recommendations for us today. He explained that several Board members will recuse themselves from discussion and vote on some items because of connections with the applying organization.

**26-0053** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by The Heritage Guild of Collin County (PC 26-01) in the amount of \$13,000.00 for the advertising, marketing and promotion of 2026 events at Chestnut Square including Farmers Market, Crazy in May Quilts, Ghostly Hauntings, Trolley Tours, Village Tours, youth and adult educational programming, and exhibits. Board Member Booth stated that the Board will consider Cycle 1 grants today, and total grant funds available are \$125,000. The subcommittee met on January 12 and discussed each application in detail with careful consideration given to the following:

- Ability to showcase City of McKinney for purposes of business development and/or tourism;
- anticipated attendance from McKinney residents and visitors to the city;
- location of the event;
- per capita spend on proposed promotional plan;

- data from past events;
- number of events supported by a single grant request;
- past grants awarded;
- new versus repeat events; and
- grant recipient's investment in marketing and promotions (as a percentage of total marketing budget).

On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$13,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$13,000 as recommended by the subcommittee. Treasurer Wilkes verified that the subcommittee also considered growth of the event, and Board Member Micheletto added that events are also viewed holistically with consideration to things including new location.

**26-0054** Secretary Bradford recused herself from discussion and voting on the following item. Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by ArtByMetta, LLC (PC 26-02) in the amount of \$7,500 for the advertising, marketing and promotion of the 2026 R&B Picnic Festival. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$5,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$5,000 as recommended by the subcommittee. Secretary Bradford rejoined the dais following the vote.

**26-0055** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by ManeGait Therapeutic Horsemanship (PC 26-03) in the amount of \$12,500.00 for the advertising, marketing and promotion of the 2026 ManeGait LIVE

Country Fair and Concert. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$10,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Treasurer Wilkes, to approve a grant in an amount of \$10,000 as recommended by the subcommittee.

**26-0056** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by St. Peter's Episcopal Church (PC 26-04) in the amount of \$15,000.00 for the advertising, marketing and promotion of the 2026 Empty Bowls Event. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$10,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$10,000 as recommended by the subcommittee.

**26-0057** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Odysseus Chamber Orchestra (dba McKinney Philharmonic Orchestra) (PC 26-05) in the amount of \$13,500.00 for the advertising, marketing and promotion of the 2026-2027 concert season including a minimum of seven performances. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$11,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Treasurer Wilkes, to approve a grant in an amount of \$11,000 as recommended by the subcommittee.

**26-0058** Chair Fuller and Board Member Micheletto recused themselves from discussion and voting of the following item. Vice Chair Riche called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Raining Grace, Inc. (dba Texas

Homegrown Music) (PC 26-06) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2026 Homegrown Stage at Texas Music Revolution in Downtown McKinney. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$9,000 for the item. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Vice Chair Riche, to approve a grant in an amount of \$9,000 as recommended by the subcommittee. Chair Fuller and Board Member Micheletto rejoined the dais following the vote.

**26-0059** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Collin County History Museum (PC 26-07) in the amount of \$12,300.00 for the advertising, marketing and promotion of 2026 events at the museum. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$8,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Vice Chair Riche, to approve a grant in an amount of \$8,000 as recommended by the subcommittee.

**26-0060** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by SBG Hospitality (PC 26-08) in the amount of \$15,000.00 for the advertising, marketing and promotion of the 2026 Sip and Stroll Series. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$13,500 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$13,500 as recommended by the subcommittee.

**26-0061** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney

Repertory Theatre (PC 26-09) in the amount of \$1,030 for the advertising, marketing and promotion of 2026 performances. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$1,030 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$1,030 as recommended by the subcommittee. President Schneible added MRT will apply for a grant during the second Promotional grant cycle for performances following the MPAC renovation.

**26-0062** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Millhouse Foundation (PC 26-10) in the amount of \$15,000.00 for the advertising, marketing and promotion of the 2026 Millhouse Arts Festivals, special events, and Makers Market events at McKinney Cotton Mill. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$13,500 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$13,500 as recommended by the subcommittee.

**26-0063** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by Sostenuto Choral Community of North Texas (PC 26-11) in the amount of \$5,300.00 for the advertising, marketing and promotion of the 2026 Sostenuto spring concert. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$2,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$2,000 as recommended by the subcommittee.

**26-0064** Chair Fuller called for consideration/discussion on a Promotional and Community Event Grant application submitted by Marching Music Made in McKinney (PC 26-12) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2026 Drum Corps International Competition at MISD Stadium and Drumline Battle at TUPPS. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$7,000 for the item. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$7,000 as recommended by the subcommittee.

**26-0065** Chair Fuller called for consideration/discussion/action on a Promotional and Community Event Grant application submitted by McKinney Main Street (PC 26-13) in the amount of \$14,000.00 for the advertising, marketing and promotion of the 2026 Arts in Bloom event. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$14,000 for the item. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Micheletto, to approve a grant in an amount of \$14,000 as recommended by the subcommittee.

**26-0066** Chair Fuller and Vice Chair Riche recused themselves from discussion and voting of the following item. Secretary Bradford called for consideration /discussion/action on a Promotional and Community Event Grant application submitted by 25 Revolutions, LLC (PC 26-14) in the amount of \$15,000 for the production and advertising, marketing and promotion of a promotional trailer for the expanded distribution of the Texas Music Revolution 25 Documentary, a feature-length documentary filmed in and highlighting McKinney, Texas. On behalf of the subcommittee, Board Member Booth recommended funding in the amount of \$7,500 for the item. Board members unanimously approved a

motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to approve a grant in an amount of \$7,500 as recommended by the subcommittee. Chair Fuller and Vice Chair Riche rejoined the dais following the vote.

**26-0067** Chair Fuller called for consideration/discussion/action on a first amendment to Project Grant #17-04, originally awarded to Craig Ranch Luxury Hotel SPE Owner LP, approved on June 26, 2025, for an MCDC loan in the amount of ten million two hundred fifty thousand and NO/100 dollars (\$10,250,000.00) and an MCDC grant in the amount of twenty-five million and NO/100 dollars (\$25,000,000.00) for partial funding for the construction of a JW Marriott Resort Hotel. President Schneible shared that this amendment would provide an extension period to secure financing for the project. Chair Fuller shared his excitement for the project and commended the project team for their efforts. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Secretary Bradford, to approve the amended agreement.

**26-0068** Chair Fuller called for consideration/discussion/action on the fourth amendment to Chapter 380, and development agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, successor-by-name change to Notes Live, Inc. President Schneible shared that this fourth amendment includes signage and a construction schedule reflecting a March 2027 opening. Chair Fuller shared that the project's goal is to be completed by the end of the year. President Schneible added that MEDC and City Council have approved the amended agreements. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Vice Chair David Riche, to approve the amended agreement.

**26-0069** Chair Fuller called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Palladium McKinney Ranch, LTD, a development of Palladium USA (4B26-01), in an amount of two million five hundred thousand and No/100 Dollars (\$2,500,000.00) for infrastructure improvements related to the construction of McKinney Ranch Senior Living, a new independent senior living multi-family development with 109 units, 72 dedicated to low-income seniors at 60% AMI or Below, located at 5353 McKinney Ranch Parkway in McKinney, Texas. The request represents 7.5% of total project cost. Taylor Thomas shared that the project would deliver high-quality, affordable housing for McKinney seniors and represents a \$34 million investment in the City. She shared that Palladium is a privately-owned global real estate company with a 150-year history of developing and managing communities for the long term. Palladium properties in McKinney include Palladium McKinney, Palladium Craig Ranch, and the newest development, McKinney Ranch Senior Living. Ms. Thomas shared that the project received a 2025 9% Housing Tax Credit award. The development will include 109 units in three- and four-story buildings with elevators, interior corridors, and senior-focused amenities. She shared that this will be the first affordable development for seniors funded by tax credits in the City in the past ten years. The proposed site plan has been approved by Planning and Zoning and Council. The development will include 81 affordable units and 28 market-rate units. There will be 74 one-bedroom units and 35 two-bedroom units. The mixed-income development will serve residents at 30% to 80% AMI, with 72 units at or below 60% AMI. She shared that resident programs would include fresh food distribution, financial literacy classes, senior employment programs, and health and wellness programs. Ms. Thomas shared that the property would include a library, theater, fitness center, club room, lounge, fully accessible pool, outdoor gathering spaces, and high-quality finishes.

She shared that the project currently faces a \$2.5 million financing gap due to site constraints and market conditions. Funding to cover the full gap is requested from MCDC which, if approved, will allow the project to move forward quickly. Ms. Thomas shared that 11% of McKinney residents are seniors and that the project will deliver affordable senior housing for a population in need. Board Member Richardson-Woods asked whether the project would move forward without MCDC support and whether a mix of loan and grant was being considered. Ms. Thomas responded that the project would not move forward without additional support and that other financial sources are currently on hold. She shared that Palladium is willing to consider an agreement that includes a mix of financing options. Vice Chair Riche verified with President Schneible that MCDC has not previously funded a Palladium project. Secretary Bradford asked about the senior employment program and services for grandparents raising grandchildren. Ms. Thomas shared that Operation Community Cares provides outreach and opportunities for seniors and grandparents helping to raise grandchildren, including food distribution and counseling services. Vice Chair Riche shared that the project would encourage family visitation, generating additional economic activity in the City. Board Member Booth asked about residential selection criteria. Ms. Thomas shared that all applicants would complete an income verification and background check through TDHCA and Palladium's finance department, and units will be leased on a first-come, first-served basis. She shared that pre-leasing would begin prior to project completion. Board Member Booth asked about outreach efforts. Ms. Thomas shared that outreach would include signage at existing Palladium properties and community event opportunities. Board Member Booth suggested partnering with McKinney Senior Center, Meals on Wheels, and other similar organizations. Treasurer Wilkes asked about impact fees and potential relief. Ms. Thomas shared that

impact fees exceed \$1 million and that the project has requested \$850,000 in fee relief. If the project receives fee relief, this could potentially reduce the MCDC funding request. Treasurer Wilkes asked whether affordable and market-rate units will have the same design, and Ms. Thomas shared that all units will have identical design and finishes. Chair Fuller commended Palladium for the quality of its properties which are comparable to Class A projects. Treasurer Wilkes shared that MCDC's budget includes \$3 million for affordable housing. Board Member Booth asked whether the ratio of affordable and market-rate units could change. Ms. Thomas shared that TDHCA will monitor compliance for 45 years and that the project will remain in compliance. President Schneible verified that tenant eligibility will be reviewed annually. Chair Fuller called for public comments. David Craig spoke in favor of the project and its ability to address community needs. Board members unanimously approved a motion by Board Member Richardson-Woods, seconded by Board Member Booth, to close the public hearing.

**26-0070** Chair Fuller called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Heritage Guild of Collin County (4B26-02) in the amount of one hundred forty-eight thousand five hundred and No/100 dollars (\$148,500.00) for site improvements to construct restroom facilities at Chestnut Square Heritage Village, located at 315 S. Chestnut in McKinney. The request represents 85% of total project cost. DeAnna Stone shared that McKinney Chestnut Square is celebrating its 53rd year of preserving history, inspiring the future, and celebrating community. She shared that McKinney Farmers Market is ranked as the number one farmers' market in Texas for the third year and is celebrating 16 years. Each Saturday, the market hosts a variety of free family-friendly events. She reported

that for every dollar spent at a farmers' market, 48-52 cents is reinvested into the local economy. McKinney's market hosts 70 to 90 vendors, each with average weekly sales of \$1,143, with annual sales averaging \$4,000,000 to \$5,000,000, and an annual community economic impact between \$1,920,000 and \$2,400,000. The funding request is for improvements and construction of additional restroom facilities. She shared that the current restrooms are located on the south end of the property and include one restroom with two stalls and two sinks, and one with one stall, one wall-mount, and two sinks. New restroom facilities will be located on the north side of the property. Ms. Stone shared the project phasing, including Phase 1 for preconstruction and permitting, Phase 2 for site preparation, foundation, and utilities, Phase 3 for structure, exterior, and systems, and Phase 4 for interior finishes and final inspection. She shared that the project is scheduled for completion by August 30, and construction will not interrupt operations at the McKinney Farmers Market. Total project investment is \$174,000, with additional funding sources including a Farmland Trust award, community booth sponsorships, and Farm to Table funds from 2024 and 2025. She presented renderings of the proposed elevation design showing improved access pathways and accommodations for strollers and families. They secured three bids and will likely choose a local company. Board Member Booth asked about ongoing maintenance costs for the new facility and whether it would always be open. Ms. Stone shared that on-site staff currently manage the existing restrooms, new facilities will likely require less maintenance, and the new facilities will remain open throughout the week and close during periods of no activity. She shared that operating costs for the new restrooms will be included in normal operational expenses, emphasizing that they do not charge vendors a percentage of earnings. Vendors are charged a nominal weekly fee of \$35 for participation in the market, which generates \$80,000 to \$90,000

annually. She shared that 20% of farmers market revenue supports operational expenses, museum programming, and events that offset operating costs. Board Member Booth asked whether benchmarks exist for similar restroom facilities in the City, and Treasurer Wilkes shared that the restroom costs are consistent with comparable projects. Treasurer Wilkes shared that additional restroom facilities will support increased attendance and visitor retention. Vice Chair Riche asked whether other funding sources had been pursued, and Ms. Stone stated that sponsorships are secured through the farmers market and Farm to Table program. Additionally, weekly market sponsorship funds are dedicated directly to the project. Board Member Booth verified that vendor fees are assessed weekly. Board Member Booth asked whether an increase in vendor fees had been considered, Ms. Stone shared that the weekly fee was recently increased by \$10, adding that they have discussed charging a larger fee as new vendors are added. She added that vendors currently pay a \$5 weekly social media fee for promotional highlights. Chair Fuller called for public comments, and there were none. Board members unanimously approved a motion by Board Member Micheletto, seconded by Board Member Richardson-Woods, to close the public hearing.

**26-0071** Chair Fuller called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Presidium Group, LLC, (4B26-04) in an amount of thirteen million six hundred thirty-four thousand six hundred thirty-eight dollars and 49/100 dollars (\$13,634,638.49) for infrastructure improvements related to development of The Cotton Mill District, located at 610 Elm Street in McKinney, Texas. The request represents 71.3% of infrastructure cost. President of Development Josh Eames shared that Presidium is a local, vertically integrated developer with 22 years of experience in mixed-use

developments, including residential, retail, office, and public spaces, with extensive experience working with municipalities. He shared previous projects that demonstrate Presidium's focus on placemaking, walkability, and infrastructure-driven development. He shared that the project would create more than 2,800 jobs across construction, retail, hospitality, office, and operations. Existing utilities and infrastructure cannot support new or expanded growth. Mr. Eames shared that the project would deliver infrastructure supporting business creation, parks and open space, community facilities, tourism and destination development, and affordable housing coordinated with the McKinney Housing Authority. The project has received site plan approval from Planning and Zoning. Construction is scheduled to begin in July 2026 with completion anticipated in the first quarter of 2027. He shared that Presidium would contribute \$2.5 million and that the City Capital Improvement Program is anticipated to contribute \$3 million. Mr. Eames shared that the infrastructure improvements are necessary to support development of additional uses within the district. He presented project renderings depicting improved and activated streets, office space, housing, public gathering spaces and a strong pedestrian environment. With the Cotton Mill as the background, this area would become a true destination, drawing visitors from all over Texas and beyond. He shared that an economic impact study projects a total impact of \$826 million over the next 20 years, including \$192 million in taxes to McKinney. Additionally, the project will serve as a catalyst for investors, developers, and retailers. He shared that the project requires MCDC support to move forward. Chair Fuller shared that the request represents support for the region and not solely for the project, adding that HB6 limited the city's option to annex property for growth. He stated that the Cotton Mill area represents a prime site for development already located in McKinney. He added that this infrastructure also enables the Cotton Mill to develop space in their

existing buildings. He added that this project unlocks the ability for development at the southern end of the Historic District. Secretary Bradford shared her support for the request, emphasizing that the infrastructure improvements and density are needed in East McKinney. Board Member Richardson-Woods asked whether Presidium met with President Schneible to identify eligible costs. Chair Fuller shared that MCDC Attorney Jeff Moore is present to address eligible costs during Executive Session. Vice Chair Riche asked whether Presidium would consider a loan structure, and Mr. Eames stated that they are willing to discuss all financing options. Board Member Booth asked what elements of the project would attract visitors to the area. Mr. Eames shared that the infrastructure is necessary to expand the district and that the total district investment represents approximately \$600 million in private capital. He shared that the west side of the Cotton Mill site is currently vacant. Total site buildout will include 200,000 to 250,000 square feet of retail and commercial space, potential hotel, 200,000 square feet of office space at the northeast corner of Elm Street and Highway 5, and approximately 1,100 multifamily units. He verified that the existing wedding venue, other Cotton Mill facilities, and MillHouse will remain in place and be preserved. Board Member Booth asked whether future funding requests may be submitted for additional projects, and Mr. Eames shared that additional requests may occur. Vice Chair Riche verified that the project will not impact MillHouse operations. Treasurer Wilkes asked whether economic development impacts will be evaluated after project completion, and Mr. Eames shared that the economic impact study projects impacts over a 20-year period. Treasurer Wilkes stated that this project is different than other MCDC projects, because the economic impact is subject to future development that will occur after this infrastructure is complete. Chair Fuller explained that the project is unique, because infrastructure must be in place for any developer to

consider a project on this property. Board Member Booth expressed concerns about the inherent risk, and Chair Fuller emphasized that future developers will still be required to present project proposals for approval. He emphasized that the area has a demonstrated need for development, adding that the City often invests in infrastructure before developers present plans. Board Member Booth asked whether MEDC funds may be available for the project, and Mr. Eames stated that they have had preliminary discussions with MEDC regarding the future office space. Mr. Eames expressed that there is interest from outside capital, a term sheet for the first phase of multifamily development, and an invitation to submit a formal loan application to Housing and Urban Development. Mr. Eames shared that the necessary infrastructure improvements total approximately \$6 million and that future requests may be required to complete district-wide improvements. Treasurer Wilkes asked whether phased construction would increase costs. Mr. Eames assured the Board that phasing the project would increase overall costs. Vice Chair Riche asked what areas are included in the district, and Mr. Eames shared that the district includes property north of Elm Street and west of the regional detention facility but not east of the Cotton Mill. Board Member Richardson-Woods commended the team for outreach efforts with the neighboring community and City leadership, emphasizing that Presidium has had several meetings with the subcommittee as well. Secretary Bradford stated that there has been a mindset change for East Side residents regarding development, and she requested that the Board consider the project. Mr. Eames shared that the project is intended to complement development in East McKinney and provide a space for East McKinney residents to gather. Secretary Bradford shared that she has participated in multiple discussions regarding the Cotton Mill area. Chair Fuller called for public comments. Bob Roeder, McCall Casey, and David Craig spoke in favor of the project and shared support for its

potential to address community needs and serve as a long-term resource. Board Member Richardson-Woods recommended leaving the public hearing open to allow time to explore additional potential funding opportunities. Board Member Booth shared interest in exploring a potential MEDC contribution.

**26-0072** Chair Fuller called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by the Collin County History Museum (4B26-05) in the amount of thirteen thousand three hundred and NO/100 dollars (\$13,300.00) for building and archive preservation projects including window tinting and interior repairs and painting at the museum located at 300 East Virginia Street in McKinney. The request represents 100% of total project cost. Director Alana Shuma shared that the Collin County History Museum is a 501(c)(3) nonprofit museum located in historic downtown McKinney, governed by a volunteer Board of Directors and supported by paid staff. She shared that the museum's mission is dedicated to promoting the historical significance of Collin County and preserving its cultural, ethnic, and artistic heritage. The museum is housed in the former 1911 federal post office and is designated as a Texas Historic Landmark. Ms. Shuma shared that the building has experienced water damage and roof leaks, and that painting is planned only in the damaged areas, including the main entry area, library room, and archives room. She added that window tinting is needed in the research and library rooms to help prevent further damage to archives and artifacts from ultraviolet exposure. Quotes from their preferred vendors are \$9,670 for ceiling painting and \$3,600 for window tinting. Ms. Shuma shared that the project timeline is designed to minimize impact on museum operations by working around open days and that work will begin as soon as possible. She shared that the museum does not have available funds to

cover the cost of the tinting and painting projects and emphasized the importance of the museum to the McKinney community. Board Member Booth asked about the cause of the water leaks and corrective actions. Ms. Shuma stated that the County owns the building and has repaired all reported leaks. She shared that staff are working with a historic preservation professional to determine whether additional projects exist for completion in the future. Board Member Booth asked why the County would not preserve the remainder of the building. Ms. Shuma shared that the lease agreement requires the museum to address minor repairs, while the County is responsible for major repairs. Chair Fuller shared that the lease structure likely places greater responsibility on the museum because the lease terms reflect minimal rent payments. Board Member Booth suggested that if the roof caused the damage, that damage might be considered part of the major repairs. Vice Chair Riche asked whether other funding sources had been pursued, and Ms. Shuma explained that the lease agreement does not allow fundraising for property repairs. Chair Fuller asked whether the lease terms regarding repair responsibilities had been confirmed, and Ms. Shuma agreed to request clarification from the County regarding the lease agreement. Ms. Shuma's understanding is that the repairs in this grant application are the museum's responsibility. President Schneible asked whether the lease agreement is public information, and MCDC Attorney Jeff Moore stated that the lease should be public, and he is willing to assist in review of the lease. Ms. Shuma shared that the museum carries its own insurance and covers other operating necessities. Board Member Booth added that the window tinting, and interior painting may need to be treated as separate project components. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Vice Chair Riche, to close the public hearing.

**26-0073** Chair Fuller called for a Public Hearing and consideration/discussion/action on a request from the City of McKinney Parks and Recreation Department to reappropriate previously awarded funds of \$3,809,419.25 to PK1827 (Wilson Creek Trail) and \$3,651,069.11 to PK4393 (Towne Lake). Parks Planning and Development Manager Jenny Baker shared that the request includes reappropriation for Towne Lake projects which include the Light Walk and the Bob Tomes Dog Park at Towne Lake. She shared that bidding would commence soon for Bob Tomes Dog Park and that construction is anticipated to begin in the summer. The reappropriation amount for Towne Lake totals \$3.6 million. Ms. Baker shared that the second reappropriation request includes Wilson Creek Trail Phase II and that the project is progressing through design, with bidding preparation anticipated to be finalized by late summer. She shared that the reappropriations would allow completion of both the Bob Tomes Dog Park and Wilson Creek Trail Phase II. Treasurer Wilkes verified with President Schneible that the request represents a renewal of the agreement from the original project approval. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Micheletto, to close the public hearing and approve the reappropriation as requested.

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

Chair Fuller recessed the meeting into executive session at 10:52 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters included Project 20-09 (TUPPS Brewery & Entertainment Destination), Project Hemispheres, Venu/Notes Live, Project 17-04 (Craig Ranch Resort Hotel), 4B 26-01 (Palladium), 4B 26-02 (Heritage Guild of Collin County), 4B 26-04 (Presidium), and 4B 26-5 (Collin County History Museum).

Chair Fuller called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Micheletto, to adjourn. Meeting was adjourned at 11:42 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: February 26, 2026.

SIGNED:

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GEORGE FULLER  
Board Chair  
DAVID RICHE  
Board Vice Chair

ATTEST:

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DEBORAH BRADFORD  
Board Secretary

*Exhibit A – Community Partner  
Spotlight*

# Parks and Recreation: 30 Years of MCDC Support

Amy Kinkade, Director of Parks & Recreation

January 22, 2026



Partnering for more parks, more fun, and more for McKinney!

As a High Performing Organization, our work is driven by our values, vision and leadership philosophy. Parks & Recreation implements these principles each day to build impactful connections within our community and create innovative recreational opportunities in McKinney



<b>Our Purpose</b>	<ul style="list-style-type: none"><li>• <b>ESSENTIAL.</b> We help make our community more unique every day.</li><li>• We imagine, create and sustain exceptional recreation spaces, opportunities, resources and experiences that are essential to our flourishing community.</li></ul>
<b>Our Aim</b>	<ul style="list-style-type: none"><li>• <b>PIONEERING.</b> We will be the model for others to follow.</li><li>• We seek a future where we are widely recognized for being “innovative by nature” in our pursuit of delivering a comprehensive, evolving parks and recreation system that sets new standards in excellence.</li></ul>
<b>Our Drive</b>	<ul style="list-style-type: none"><li>• <b>IMPACTFUL.</b> We are the reason people want to be in McKinney.</li><li>• Our positive impact on the health, happiness and economic vitality of our community helps make us a destination of choice to live, work and play.</li></ul>
<b>Our Mission</b>	<ul style="list-style-type: none"><li>• <b>CONNECTORS.</b> We enrich lives through interactions.</li><li>• We are dedicated to connecting people to unique spaces, opportunities, resources and experiences that will build strong relationships, improve overall wellbeing, foster inclusiveness and energize our flourishing community.</li></ul>

## MCDC's Impact on McKinney Parks & Recreation

**\$156 Million  
30-Year  
Investment**

- Park Projects
- Master Plans
- Equipment Purchases
- Operations
- Land Acquisition
- Recreation Centers

## Then and Now....

**1996** Recreation Center (1)  
Park Acres (650)  
Parks (18)  
Trail Miles (3)  
Athletic Fields (21)  
Programs Offered  
Special Events

**Pop. 32,850**

**2026** Recreation Centers (4)  
Park Acres (3,000)  
Parks (52)  
Trail Miles (90)  
Athletic Fields (48)  
Programs Offered  
Special Events

**Pop. 237,387**

## ATHLETICS



Improvements to:  
McKinney Soccer Complex  
Al Ruschhaupt Soccer Complex  
Gabe Nesbitt  
Grady Littlejohn



Lives Impacted:  
40,408 in 2005  
162,230 in 2025  
Total: 1 Million

← **168 Tournaments Since 2005** →

## SENIOR RECREATION CENTER



2.4 Million  
Visitors/Memberships



150,000+ served  
Meals on Wheels

Serving the community since 2002

## AQUATICS



Outdoor Pools (2)  
Indoor Pool (1)

Since 1996  
800,000+ Visitors  
85,000+ Swim  
Lessons

## OLD SETTLER'S RECREATION CENTER



## OLD SETTLER'S RECREATION CENTER

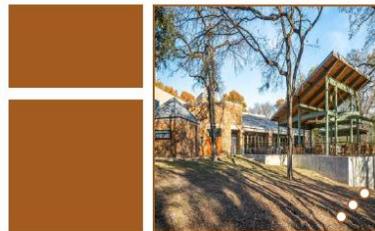
1996



2026



## RECREATION CENTER AT TOWNE LAKE



○ Celebrating 40 Years in 2026 ○ +38,000 Program Participants ○ Re-opened Dec. 2025

## SPECIAL EVENTS



380 Stage Rentals

340,750 Special Events Attendees

2 Mobile Stages

## APEX CENTRE

Opened in 2017



Over 50,000 Program Participants



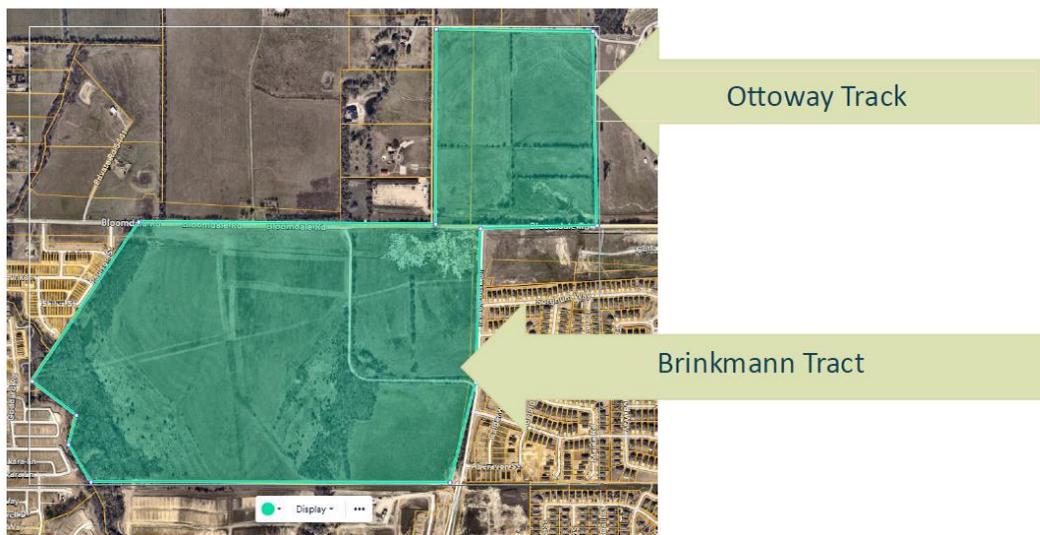
2.5 Million Members/Visitors

## THE COURTS MCKINNEY

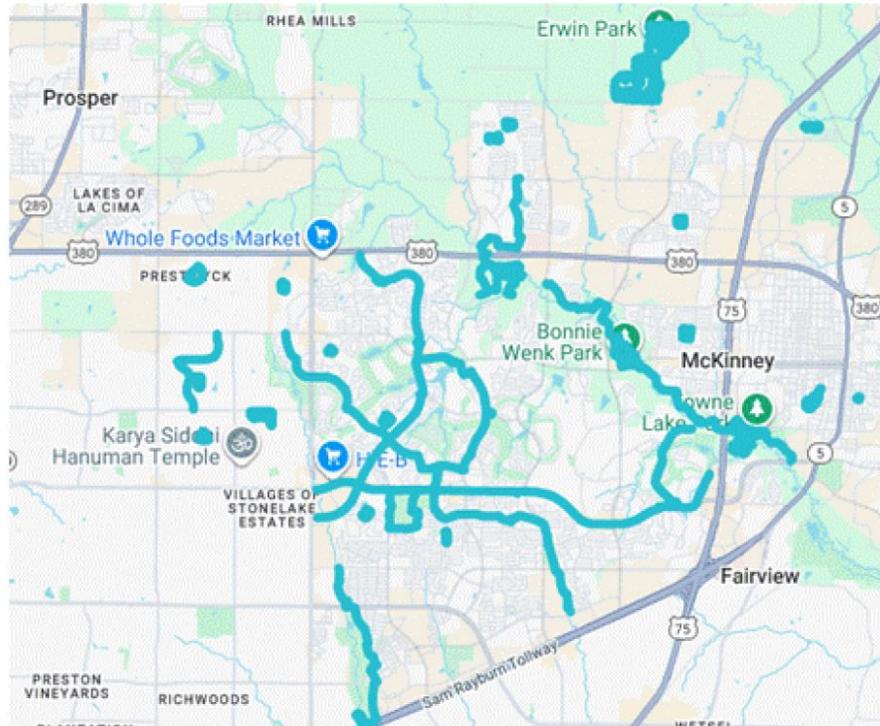


## LAND ACQUISITIONS

MCDC Investment: \$3,273,329



## TRAILS



## Neighborhood Parks

### NEW PARKS



George Webb Park



George Webb Park



McKinney Greens Park



McKinney Greens Park

## Neighborhood Parks

RENOVATED



Cottonwood Park Pavilion Before



Cottonwood Park Pavilion After



Cottonwood Park Playground Before



Cottonwood Park Playground After

## Neighborhood Parks

RENOVATED



## PLAYGROUNDS

### Aviator Park

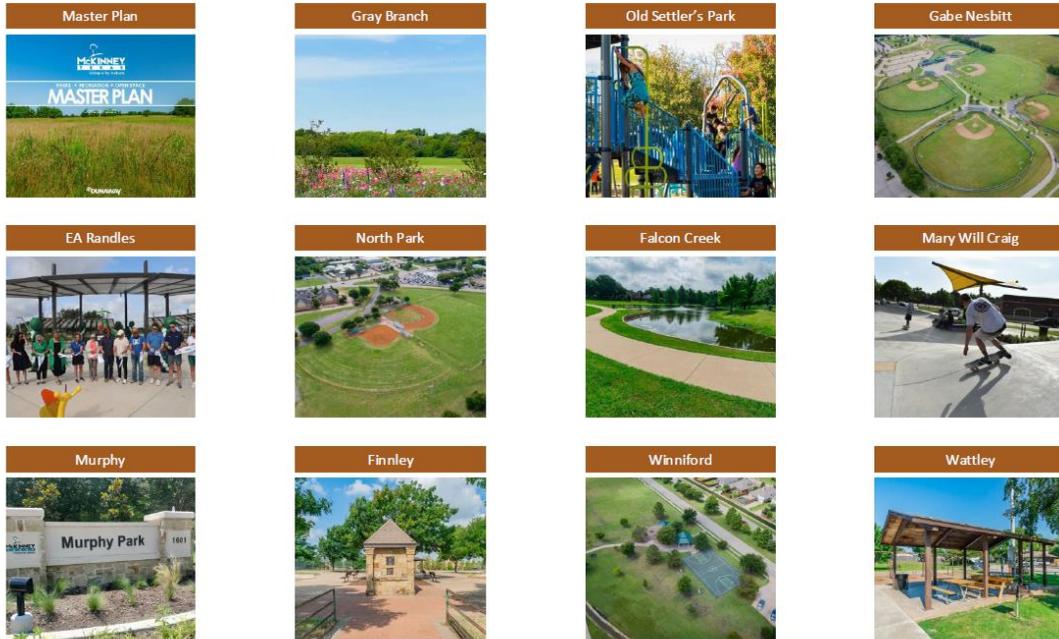


From a Resident

I just wanted to share this beautiful email I received back from the city this afternoon. My almost 2 year old daughter was born at 23 weeks gestation and has begun using a posterior walker to assist her in walking. Our neighborhood park was recently redone and is very accessible and for the first time, our daughter was able to play standing with her peers. I reached out to the city to send our thanks, and was touched to receive this reply from Dakota. We are so thrilled to live in a city that prioritizes these things 💖



## Master Plans Trails & Parks



## National Recognition



Other Recognitions Include:

- Apex Centre Facility Awards
- Parks Design Awards for Mary Will Craig Park



Partnering for more parks, more fun, and more for McKinney!

## MY MCKINNEY PROJECTS

MCDC Investment: \$156,708,237 • Total Projects: 100+

**IMPACT TOTAL:  
+11,655,750**



**Thank you for your support over the last 30 years!**