

## **REINVESTMENT ZONE NUMBER ONE**

**DECEMBER 3, 2024**

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on December 3, 2024 at 5:30 p.m.

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on: Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>

Board Chairman Charlie Philips called the meeting to order at 5:33 p.m. upon determining a quorum consisting of himself and the following Board members were present: George Fuller, Justin Beller, Geré Feltus, Rick Franklin, Patrick Cloutier, Michael Jones and Steve Lebo.

Board member Darrell Hale was absent.

City of McKinney staff members present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Director of Planning Jennifer Arnold, Deputy City Secretary Tenitrus Bethel-Parchman, Planner II Cassie Bumgarner, Planner I Cameron Christie, Audio Visual Technician Joshua Arias and Police Officer Joseph Spano.

There were approximately eight (8) member of the public present including Building and Standards Commissioner Dan Porzio.

Chairman Philips called for Public Comments On Agenda Items, at which time there were none.

Chairman Philips called for Agenda Items.

**24-2221** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1)  
Board Meeting of November 5, 2024

Board members unanimously approved the motion by Board member Lebo, seconded by Board member Cloutier, to approve Minutes of the Tax Increment

Reinvestment Zone Number One (TIRZ1) Board Meeting of November 5, 2024 with noted corrections.

The corrected minutes have been included in these minutes as *Appendix A: 110524 TIRZ1 Minutes*

**24-018DA** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Glipwood Properties, LLC for the Cultivate Music Studio Critical Maintenance Project Located at 209 East Lamar Street

Board member Cloutier made a motion to table a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Glipwood Properties, LLC for the Cultivate Music Studio Critical Maintenance Project Located at 209 East Lamar Street. The motion failed for a lack of second.

Board members approved the motion by Board member Feltus, seconded by Board member Fuller, to approve a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Glipwood Properties, LLC for the Cultivate Music Studio Critical Maintenance Project Located at 209 East Lamar Street with a vote of 7 - 1 – 0. Board member Cloutier voting no. Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-008 (TIRZ1)**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT FOR THE 209 E. LAMAR STREET CRITICAL MAINTENANCE PROJECT**

**24-020DA** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Melanie Caple & Company LLC for the 114 West Virginia Street Critical Maintenance, Façade Restoration, and Environmental Remediation Project Located at 114 West Virginia Street

Board members unanimously approved the motion by Board member Feltus, seconded by Board member Franklin, to approve a Resolution Approving a Chapter 380

Economic Development Agreement and Project Plan Implementation Agreement with Melanie Caple & Company LLC for the 114 West Virginia Street Critical Maintenance, Façade Restoration, and Environmental Remediation Project Located at 114 West Virginia Street. Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-009 (TIRZ1)**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT FOR THE 114 W. VIRGINIA FAÇADE RESTORATION, ENVIRONMENTAL REMEDIATION, AND CRITICAL MAINTENANCE PROJECT**

**24-2222** Election of TIRZ1 Vice Chair for Calendar Year 2025

Board members unanimously approved the motion by Board Chair Philips, seconded by Board member Patrick Cloutier, to approve electing Board member Franklin as TIRZ1 Vice Chair for Calendar Year 2025.

The Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Feltus, to adjourn the meeting at 5:51 p.m.

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CHARLIE PHILIPS  
Chair  
RICK FRANKLIN  
Vice Chair

ATTEST:

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EMPRESS DRANE  
City Secretary  
TENITRUS PARCHMAN  
Deputy City Secretary

*Appendix A: 110524 TIRZ1  
Minutes*

**TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD**  
**NOVEMBER 5, 2024**

The Tax Increment Reinvestment Zone Number One (TIRZ1) Board of the City of McKinney, Texas, met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, November 5, 2024 at 5:00 p.m.

The meeting was broadcast live on cable television and through the City's website. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

TIRZ1 Board Chair Charlie Philips called the meeting to order at 5:08 p.m. upon determining a quorum consisting of himself and the following members were present: Vice Chair Rick Franklin, and Board members George Fuller, Justin Beller, Geré Feltus, Patrick Cloutier, Michael Jones, and Steve Lebo.

Board member Darrell Hale was absent.

These City of McKinney staff were present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, Director of Planning Jennifer Arnold, Planner Cassie Bumgarner, Planner Cameron Christie, and Audio / Video Technician Joshua Arias.

There were six (6) members of the public present in the audience including these appointed officials of the city: Building & Standards Commission member Dan Porzio, and Historic Preservation Advisory Board member James West.

Board Chair Philips called for Public Comments at which time there were no requests to speak to the Board.

Board Chair Philips called for the meeting agenda items:

- 24-2134** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of September 30, 2024

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to Approve and Refer the minutes to the City Council Regular Meeting of December 3, 2024 for City Council approval.

- 24-021DA** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation

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Agreement with Hope Hardware, LP for the Hope Hardware Building  
Rehabilitation Project (Critical Maintenance/Fire Suppression Project)  
Located at 214 East Louisiana Street

Applicant Cleo Meredith, PO Box 6154, McKinney TX 75071, spoke in support of  
the agreements for the project.

Board members unanimously approved the motion by Board member George  
Fuller, seconded by Board member Michael Jones, to Approve a Chapter 380 Economic  
Development Agreement and Project Plan Implementation Agreement with Hope  
Hardware, LP for the Hope Hardware Building Rehabilitation Project (Critical  
Maintenance/Fire Suppression Project) Located at 214 East Louisiana Street, and  
accompanying Resolution, caption reading as follows:

**RESOLUTION NO. 2024-11-007 (TIRZ1)**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE  
NUMBER ONE, CITY OF MCKINNEY, TEXAS, APPROVING A CHAPTER 380  
ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION  
AGREEMENT FOR THE 214 E. LOUISIANA STREET CRITICAL MAINTENANCE  
AND FIRE SUPPRESSION PROJECT**

**24-022DA** Consider/Discuss/Act on a Resolution Authorizing the Execution of a  
Chapter 380 Economic Development Agreement and Project Plan  
Implementation Agreement with TUPPS Brewery for a Build Your Own  
Business Project (Innovation/Pilot Project) Located at 402 East Louisiana  
Street (REQUEST WITHDRAWN)

This item was tabled from the TIRZ1 meeting of September 30, 2024, and the  
applicant withdrew the request since that time. The TIRZ1 board took no further action  
on the item.

The TIRZ1 board did not meet in executive session.

Board members unanimously approved the motion by Vice Chair Rick Franklin,  
seconded by Board member George Fuller, to adjourn the meeting at 5:15 p.m.

These minutes were approved by the TIRZ1 board on December 3, 2024, and  
referred to the City Council Regular Meeting of December 17, 2024 for City Council  
approval.

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SIGNED:

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CHARLIE PHILIPS  
Chair  
RICK FRANKLIN  
Vice Chair

ATTEST:

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EMPRESS DRANE  
City Secretary  
TENITRUS BETHEL PARCHMAN  
Deputy City Secretary