

## **MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**NOVEMBER 18, 2025**

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, November 18, 2025, at 8:00 a.m.

Board members Present: Chairman Brian Loughmiller, Vice Chairman Kurt Kuehn, Secretary/Treasurer Thad Helsley, Julie Williams, Mark Denissen, Scott Woodruff, Robert Hamilton, and alternate Chantelle Kadala.

City Council Present: Mayor Bill Cox and Councilman Rick Franklin.

Staff Present: MEDC President Michael Kowski, MEDC Senior Vice President Michael Talley, MEDC Operations Manager Deana Smithee, MEDC Executive Assistant Melanie Molina, MEDC Marketing & Social Media Manager Luke Gajary, Director of Business Retention & Workforce Development Madison Clark, MEDC Project Manager Troy Billett, MEDC Attorney Mark Houser, Audio/Visual Technician Joshua Arias, ICMA Corporate Fellow Emily Ann Brier, City Manager Paul Grimes, Assistant Director of Finance Chance Miller, MCDC President Cindy Schneible, and Visit McKinney Executive Director Aaron Werner.

There were 2 guests present.

Chairman Loughmiller called the meeting to order at 8:01 a.m. after determining a quorum present.

Chairman Loughmiller called for Public Comments for items on the agenda and there were none.

**25-3393** Chairman Loughmiller called for the Minutes of the McKinney Economic Development Corporation Meeting of October 21, 2025.

Board members unanimously approved the motion by Board member Woodruff, seconded by Secretary/Treasurer Helsley, to approve the Minutes of the McKinney Economic Development Corporation Meeting of October 21, 2025.

**25-3394** Chairman Loughmiller called for Board and Liaison Updates.

City of McKinney- City Manager Paul Grimes announced that the City Council Work Session is at 3:00 p.m. today and will include an update on downtown parking. There will also be a discussion on the

implementation of the One McKinney Comprehensive Plan, with a focus on the Highway 5 corridor. Mr. Grimes announced the McKinney Fire Department has a cool program, the “Neighborhood Heroes” program. This program helps bring AEDs into households for those who want to volunteer and help increase survivability in the event of a heart attack. Mr. Grimes announced the City of McKinney website has been redesigned and is intended to be more mobile-friendly. Mr. Grimes announced there is a lot going on with the facilities construction department, including the airport eastside infrastructure and terminal, and the McKinney Performing Arts Center will undergo renovations for the first quarter of 2026. Roy and Helen Hall Memorial Library is currently undergoing renovations, and the Fire Department Headquarters is under construction, with move-in slated for the first quarter of 2026. When the Fire Department moves out of its current facility, the building will be renovated to become the McKinney Police Headquarters. The Recreation Center at Towne Lake is almost open, and preliminary work is underway for a new downtown parking structure. Another one will likely be needed after that. Mr. Kowski announced that Mr. Grimes recently received the International City/County Management Association (ICMA) award for Career Excellence and congratulated him on the achievement.

Community Development Corporation- MCDC President Cindy Schneible announced MCDC is currently accepting applications for promotional grants through November 28<sup>th</sup>. The maximum award is \$15,000, and the funds are restricted to advertising, marketing, and promotional purposes. These grants are awarded to applicants who have events or initiatives that showcase McKinney for purposes of tourism, development, or business development. December 1<sup>st</sup> will open the first cycle for project grants (brick and mortar non-retail projects), and in January the first retail infrastructure grant cycle will open. Ms. Schneible announced that MCDC is currently accepting nominations through

December 12th for the MCDC Quality of Life Awards. One award is for an individual, and the other is for an organization. The awards were created to recognize those who consistently go above and beyond to make a positive impact on the quality of life in the McKinney community. Full information regarding criteria and nominations is available at McKinneyCDC.org. Awards are presented at the McKinney Chamber of Commerce's Community Awards in February.

Visit McKinney- Visit McKinney Executive Director Aaron Werner announced last week the Visit McKinney team hosted the first-ever hotelier-only meeting at City Hall. There were about 35 people in attendance including general managers and directors of sales from local hotels. MEDC President Kowski gave a development update at the meeting. Visit McKinney plans to host these meetings on a quarterly basis in the future. Mr. Werner announced every year Visit McKinney posts about the inflatable turkeys in downtown McKinney. This year, Visit McKinney went further with their marketing campaign and hailed McKinney as the "Inflatable Turkey Capital of Texas". It was sent out to the media as a joke and several media organizations in the metroplex have picked up the story. There are over 340 inflatable turkeys throughout the city, and Visit McKinney has a map of the turkeys. Mr. Werner announced the National Collegiate Athletic Association (NCAA) Division II National Football Championship is on December 20<sup>th</sup>, with Fan Fest on December 19<sup>th</sup> at Tupps Brewery.

MEDC Committee Updates:

Marketing Committee- Board member Williams announced there was no update.

Real Estate Committee- Secretary/Treasurer Helsley announced that the Real Estate Committee met last week and has several items to discuss today in Executive Session.

Finance Committee- Vice Chairman Kuehn announced the Finance Committee did not meet.

Innovation Committee- Board member Denissen announced there was no update.

Governance Committee - Chairman Loughmiller announced that the committee met and will discuss the MEDC President's annual review today in an Executive Session.

Board Chairman- Chairman Loughmiller wished everyone a Happy Thanksgiving and noted that the Home for the Holidays event downtown is coming up and is worthwhile attending.

**25-3395** Chairman Loughmiller called for the MEDC Monthly Reports.

Organizational Report- MEDC President Kowski announced Director of Business Retention & Workforce Development Madison Clark was selected as one of the top 50 economic developers in North America. Mr. Kowski noted that the MEDC recently toured Baylor Scott and White hospital campus. Board member Denissen serves as the Board Chair for the hospital, and it was great to see his pride in the hospital. This Thursday at 8:00 a.m. at the McKinney Flour Mill, the McKinney Chamber of Commerce is hosting its fourth-quarter development meeting. The focus will be on innovation and startups. There will be Innovation startups presenting pitches, and Mr. Kowski will moderate a panel on how artificial intelligence, innovation, and workforce development are shaping the future of McKinney.

Project Funnel- MEDC SVP Michael Talley announced there are approximately 6,000 jobs and 51 projects. There have been 35 Innovation Fund applications since Smart Cities and Web Summit.

Marketing Report - MEDC Marketing & Social Media Manager Luke Gajary announced that he came across an interesting anecdote from Visit McKinney: the tree put up in downtown McKinney is sourced from the same tree farm as the Rockefeller Center tree. Mr. Gajary noted

McKinney competes on some of the largest stages when it comes to our projects, marketing, and quality of life. We are at a very high level, and sometimes it is easy to forget or take for granted. When people saw the North Texas banner in Barcelona, they were eager and excited to talk about all things Texas. Mr. Gajary announced that MEDC Intern Tushar Kalal assisted in optimizing the MEDC website's analytics.

**25-3396** Chairman Loughmiller called for the September 2025 Financials. Assistant Director of Finance Chance Miller announced there was \$2.1 million in sales tax revenue for September, and \$24.4 million year-to-date. Interest income was \$160,000 and \$1.5 million year-to-date. Miscellaneous income was \$37,000, and \$641,000 year-to-date. Total revenue for the year is \$89.9 million. There was \$312,000 for operational expenses, and \$4.1 million for operational expenses for year-to-date. There was \$9.8 million in project expenses, and \$73.5 million in project expenses for year-to-date. Non-departmental expenses were \$1.5 million and a little over \$5 million year-to-date. Total expenditure was \$82 million. Sales tax applies to July sales. McKinney had a 4.2% increase, Allen had a slight decrease, Frisco had a slight increase, and Plano had a 26.5% increase.

Board members unanimously approved the motion by Board member Denissen, seconded by Board member Williams, to approve the September 2025 Financials.

Chairman Loughmiller called for Public Comments for items not on the agenda and there were none.

Chairman Loughmiller called for Board comments and there were none.

Chairman Loughmiller recessed the meeting into Executive Session at 8:26 a.m.

Chairman Loughmiller reconvened the meeting into open session at 10:16 a.m.

Board members unanimously approved the motion by Board member Woodruff, seconded by Secretary/Treasurer Helsley, to approve Project Bronze Wattle as discussed in Executive Session.

Board members unanimously approved the motion by Secretary/Treasurer Helsley, seconded by Board member Williams, to amend the agreement for ILS Gummies as discussed in Executive Session.

Board members unanimously approved the motion by Board member Denissen, seconded by Secretary/Treasurer Helsley, to amend the MEDC President's employment agreement as discussed in Executive Session.

Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Denissen, to Adjourn.

Chairman Loughmiller adjourned the meeting at 10:18 a.m.  
A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes were approved by the MEDC members on December 16, 2025.

SIGNED:

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BRIAN LOUGHMILLER  
Chairman

ATTEST:

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THAD HELSLEY  
Secretary/Treasurer