

**McKinney Community Development Corporation
Potential Projects Subcommittee
November 20, 2023**

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:00 p.m. on November 20, 2023, in the MCDC offices at 7300 SH 121 SB, Suite 200, McKinney, Texas.

MCDC board members present: Chair Angela Richardson-Woods, Secretary David Riche and Treasurer Deborah Bradford.

Staff present: President Cindy Schneible and Administrative and Marketing Coordinator Linda Jones.

ManeGait representatives present: Co-founder and Board President Bill Darling, Executive Director Patricia Nelson, and Marketing and Development Director Danna Hamann.

The Potential Projects Subcommittee met with ManeGait representatives to discuss The Beacon Project, an expansion project at ManeGait Therapeutic Horsemanship located at 3160 N. Custer Road, McKinney Tx 75071, in the City of McKinney's ETJ.

Mr. Darling shared that, with the 380 by-pass decision finalized, they are ready to move forward with The Beacon Project which encompasses therapeutic horsemanship, brain building, a community center and event space and a knowledge center.

The Beacon Project will include a new administration building with a community room open to the public, a second covered arena, a new 32-stall barn, and an outdoor publicly-accessible event area with capacity for 200-400. The construction plan is a phased approach to allow them to remain operating during most of the construction. ManeGait currently serves 130 riders with an 85%-95% retention rate, and the expansion will nearly double their rider capacity. The expansion will put McKinney on the map nationally as the largest therapeutic horsemanship facility in the United States, as they would be able to host a National Conference of 1,200 professionals and various regional and national competitions. The public space would be available to schools and non-profits for events at little or no fee. Rental fees based on services required would be charged to corporations for events.

Total project cost is \$9.7 million, and over 50% of fundraising is complete. The request to MCDC is \$513,000 (5% of the total project). The project will be a phased approach with the goal of opening the arena in Spring of 2024 and the event space in August 2025.

Chair Richardson-Woods explained that the MCDC project pipeline is robust at this time, so the Board will evaluate all potential projects based on the limitations of the available funds. Board members requested that ManeGait provide a percentage breakdown of riders based upon residence in and outside of McKinney.

ManeGait shared their intention to apply for a Project Grant during the December grant cycle.

These minutes were approved by MCDC Board on _____.

Angela Richardson-Woods, Chair

David Riche, Secretary