

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

SEPTEMBER 25, 2025

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, September 25, 2025, at 8:00 a.m.

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

Absent: None.

City Council Present: Mayor Bill Cox, Mayor Pro Tem Geré Feltus, and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant Director of Finance Chance Miller, Director of Parks and Recreation Amy Kinkade, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Service Desk Technician Cole Yeager, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were many guests present.

Chair Richardson-Woods called the meeting to order at 8:03 a.m. after determining a quorum was present. Secretary Bradford offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Micheletto, to approve the following consent item:

- 25-3200** Minutes of the McKinney Community Development Corporation Meeting of August 28, 2025.
- 25-3201** Chair Richardson-Woods called for the Financial Report. Assistant Director of Finance Chance Miller presented the August financials. Revenues were \$2.5 million, primarily from sales tax. Expenses were

\$2.2 million, including \$260,000 in project expenses and \$1.9 million in non-departmental, the majority of which were debt service payments. August numbers apply to June. McKinney saw an increase of 2.6% compared to a 2.5% increase for Allen, a 30% increase for Plano (most likely due to one or more new companies in Plano now on the report), and a 4.8% increase for Frisco. McKinney's year-to-date increase is 2.7%. Regarding the industry break out, retail trade has been steady at 4%, and sales taxes were relatively even with no industry standing out. Treasurer Wilkes noted that he and Mr. Miller have discussed a potential redesign of the financial report to improve clarity and readability.

25-3202

Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods thanked David Kelly for six years of service to the Board and for his passion, commitment, and service. He has served as Board Secretary and Vice Chair. Chair Richardson-Woods presented Mr. Kelly with gifts including the traditional MCDC travel bag and a framed photo of the Board. David Craig thanked Mr. Kelly for his service, love, and passion for the McKinney community. Additionally, all Board members expressed appreciation and gratitude for David Kelly's service to the Board, dedication to the work of the Board, and commitment to the community. President Cindy Schneible thanked Mr. Kelly for his service and commitment to various projects, specifically TUPPS. Mr. Kelly expressed his appreciation for the recognition and thanked Board members and staff for their contributions and support.

City of McKinney. City Manager Paul Grimes congratulated David Kelly and expressed his appreciation for his service. He announced that the Communications and Marketing Department received several honors at the 3CMA Savvy Awards, including seven first-place awards, three second-place awards, two Awards of Excellence, and three Diamond Awards. Recognitions were presented for achievements in graphic

design, photography, communications, marketing processes, McKinney Melons, and trolley pins. The next Council meeting is scheduled for October 6.

Visit McKinney. Executive Director Aaron Werner thanked David Kelly for his service. Visit McKinney attended the Destination Texas Conference and accepted two awards. The Visit McKinney store has new merchandise including hoodies, sweatshirts, and Christmas decorations. Mr. Werner recognized Andrew Jones and the Main Street team for the Oktoberfest set up. Board Member Booth asked what awards they received. Mr. Werner responded that their awards were sales program related to McKinney's rec centers and sports facilities.

McKinney Economic Development Corporation. President Michael Kowski congratulated Amy Kinkade for the renovated recreation center at Towne Lake. He shared that Snoop Dogg is now an investor in a company supported by the Innovation Grant program, Book.io. Mr. Kowski shared that at Project Care: Teens Can Build – Live Pitch Event, 11 young students gave a two-minute summary of their business plan. Tejasvi Manoj, Time Magazine's Kid of the Year, was the keynote speaker. He recognized Deborah Bradford for spearheading the project. The Ticket sports radio show will host their live broadcast at District 121 on October 3. Mr. Kowski shared that he, along with EDC board members, council members and City Manager participated in the Texas EDC Investor Summit. Secretary Bradford thanked Mr. Kowski for his help with Teens Can Build and announced that the winners are required to apply for a grant to receive their scholarship which will provide some financial assistance for launching their businesses, adding that enrollment for the next cohort begins in December.

McKinney Parks and Recreation. Director Amy Kinkade thanked David Kelly for his support towards Parks and Recreation. She shared that the Parks Report is attached to the President's Report. Construction bids for

the Softball Fourplex at Gabe Nesbitt are now open. Gabe Nesbitt practice fields and signage will begin construction soon. The Erwin Park design is being finalized, and staff has met with IT and the McKinney Police Department regarding camera systems at Erwin Park, with the project expected to begin in early 2026. She shared that Council will vote on naming the dog park at Towne Lake The Bob Tomes Dog Park at Towne Lake on October 6 and thanked David Kelly and community members for their vision and ideas. The Recreation Center at Towne Lake will open soon. McKinney Soccer Complex Phase II turf is being installed and will open in late March or April. Upcoming events include Concert on the Lawn at the Senior Recreation Center on September 25 and Trick or Treat Trails on October 18. Ms. Kinkade shared that they received accreditation from the Commission for Accreditation of Park and Recreation Agencies. Additionally, the National Association of Parks Foundation recognized East McKinney Learning Garden for its innovative community engagement project. Board Member Booth asked if the Towne Lake Light Walk will be open during Trick or Treat Trails, and Ms. Kinkade shared that the project is on target to open just prior to the event. Vice Chair Riche shared appreciation for their expanded marketing efforts, which he credited for bringing more people to the parks and trails. Board Member Kelly thanked Ms. Kinkade and the Parks Board for working to secure approval for naming the dog park after Bob Tomes. He also shared that he has enjoyed working with Ms. Kinkade.

25-3203 President's Report. President Cindy Schneible directed Board members to the attached reports, including the marketing report and the McKinney Repertory Theatre final report. President Schneible stated that the Board will vote on two Retail Development Infrastructure Grant applications today, marking the final cycle for this year. She added that the next Promotional and Community Events Grant application cycle will be open

from November 1–30. She shared that she attended the Project Care: Teens Can Build – Live Pitch Event and recognized Deborah Bradford for her leadership on the project, noting that the students did a great job. Board Member Kelly recognized George Fuller and Mayor Pro Tem Geré Feltus for their guidance and mentorship.

25-3204 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a request to amend Project 4B24-15, submitted by and awarded to Sanchez Charities, LLC, to increase the grant award from five hundred seventeen thousand one hundred ninety-two and NO/100 dollars (\$517,192.00) to one million seven hundred seventeen thousand one hundred ninety-two and NO/100 Dollars (\$1,717,192.00) for construction of horizontal infrastructure to support an increased project scope for the NeighborHub to include a three acre site and a 35,000-45,000 square foot facility to be located at 2000 W. White Avenue McKinney, Texas. This request represents 14.55% of total project cost. Leslie Vestal and Brint Driggs spoke in favor of the project and its unique ability to address community needs. Board members unanimously approved a motion by Secretary Bradford, seconded by Board Member Micheletto, to close the public hearing. Board Members Booth and Micheletto expressed their support for the project. Chair Richardson-Woods asked for clarification on the transfer of ownership from Sanchez Charities to Catholic Charities and the contract implications of the transfer. Treasurer Wilkes asked President Schneible if a budget amendment would be needed to support this project, and President Schneible responded that funds are available, and a budget amendment would not be required. Treasurer Wilkes, Board Member Kelly, and Vice Chair Riche elaborated on the benefits of the project to the community, the modest cost of a needed solution, and the importance of collaboration, while also asking for clarification on the ownership

transfer. Board Member Kelly emphasized that the second floor of the building should be available for nonprofits as coworking space for those without existing office space. Chair Richardson-Woods asked the applicants about the status of their transfer. Kim Sanchez stated that they are moving forward with the transfer, managing the challenges of working with multiple boards involved, adding that they have secured an executed Memorandum of Understanding. She clarified that the second floor would rotate nonprofits from McKinney and Collin County. Dave Woodyard, Catholic Charities CEO, responded to a question regarding when construction bids would be available for the project and noted that bids will not be in hand in 30 days, as construction drawings have not been prepared and finalized. He requested that the Board provide a clear list of items needed to be accomplished in order for MCDC to be comfortable moving forward with the project. Chair Richardson-Woods asked for clarification on the execution of the transfer agreement. President Schneible clarified that the agreement would document specifics regarding the intent to transfer ownership. Board Member Micheletto asked if there was a timeline for how long it would take for the agreement to be finalized on Catholic Charities' side. Mr. Woodyard responded that it would take approximately 30–45 days. Board Member Booth encouraged the Board to not delay approval, and Board Member Micheletto agreed. Treasurer Wilkes expressed a preference for delaying the vote 30 days. Vice Chair Riche agreed, adding that 30-45 days would allow the Board some time to finalize a list of items as previously mentioned. Board Member Kelly added concerns regarding the parking lot being dedicated for Streetside Showers equipment. Additionally, he expressed concern that the applicant would return to the MCDC Board with a revised request once a construction bid was secured. Mr. Woodyard assured the board that the applicant does not intend to return for an additional funding request from MCDC. Board

Member Booth reiterated her belief that there is no risk to MCDC to approve this grant today, because funds are reimbursable for eligible expenses incurred as with every grant. Board Member Micheletto asked how postponing project approval would affect the applicant's next steps. Ms. Sanchez requested a list of all expectations, adding that 30-45 days would likely not provide sufficient time if it becomes necessary to renegotiate the land deal and finalize transfer of ownership. She added that the half-acre parking space is reserved for future growth and clarified that Streetside Showers would not operate at that location. Mr. Woodyard added that delaying the project would affect the confidence of other potential donors. Vice Chair Riche asked if stipulations needed to be defined prior to a motion, and President Schneible stated that details can be defined as the agreement is drafted and finalized. Regarding the land, Ms. Sanchez verified that Grace Presbyterian owns the land, and an agreement exists defining the expectations for the land. Treasurer Wilkes added that the motion could state that the details being discussed must be finalized within six months. Vice Chair Riche asked for additional clarification regarding how approving funding today would help with donations, and Mr. Woodyard stated that it would increase donor confidence and momentum. President Schneible clarified that the approval of the \$1.7 million request would require a new agreement and would not require an extension of the original agreement. Ms. Sanchez added that Grace Presbyterian has provided the land at a discounted price with shared parking and shared access, adding that Sanchez Charities has invested in site planning and engineering, which provided data for the Opinion of Probable Cost. She added that they are confident in the numbers shown in the application. Chair Richardson-Woods made a motion to approve this agenda item in an amount of \$1,717,192 as a reimbursement grant, payable upon completion and acceptance of the work, with the further condition that such amount be payable only upon

transfer of ownership to Catholic Charities. This motion was seconded by Board Member Micheletto. Treasurer Wilkes recognized Ms. Sanchez for her leadership and efforts to keep this project moving forward, including finding a qualified long-term partner for operations. Board members unanimously approved the motion to approve this grant request for \$1,717,192 with conditions set forth in the motion.

25-3205 Chair Richardson-Woods called for consideration/ discussion/action on a Retail Development Infrastructure Grant application (RI 25-04) submitted by 380 Marketplace LLC in the amount of fifty thousand and NO/100 dollars (\$50,000.00) for infrastructure improvements including exterior electrical, water line replacement, and site improvements for retail shopping center located at 2414 W. University Drive, McKinney. This request represents 9% of the total project cost. Board Member Booth shared that retail trade is the largest source of sales tax revenue for the city. Two of three subcommittee members (Board Members Booth and Micheletto) met and reviewed each application with consideration to eligibility of the project – location, viability of the project, and the ability of the project to create a new or expanded business. On behalf of the subcommittee, Board Member Booth recommended funding in an amount of \$40,000, eliminating the originally requested landscaping costs. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Micheletto, to approve the item in an amount of up to \$40,000 in eligible reimbursements as recommended by the subcommittee.

25-3206 Chair Richardson-Woods called for consideration/ discussion/action on a Retail Development Infrastructure Grant application (RI 25-05) submitted by The Cotton Mill in the amount of twenty-seven thousand four hundred fifty-eight and 92/100 dollars (\$27,458.92) for installation of drainage and replacement of concrete with turf for the outdoor wedding

venue at The Cotton Mill located at 610 Elm Street, McKinney. This request represents 75% of the total project cost. On behalf of the subcommittee, Board Member Booth recommended full funding of this request. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Kelly, to approve the item in an amount of up to \$27,458.92 in eligible reimbursements as recommended by the subcommittee.

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

Chair Richardson-Woods called for additional Board comments. Vice Chair Riche reminded everyone that Oktoberfest is this weekend. He added appreciation of the Board's funding of the fire suppression system at Adriatica to help alleviate parking challenges during peak season.

Chair Richardson-Woods recessed the meeting into executive session at 9:49 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters including Project 20-09 (TUPPS Brewery & Entertainment Destination), Project 17-04 (Craig Ranch Resort Hotel), Project 24-15 (Sanchez Charities NeighborHub), Project 4B 25-16 (Entertainment Properties 360), RI 25-04 (380 Marketplace LLC), and RI 25-05 (Cotton Mill). She added that there would be action following executive session.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:33 a.m.

Board members unanimously approved a motion by Chair Richardson-Woods, seconded by Treasurer Wilkes, to approve an amendment to the VENU Holding Corporation Development agreement to decrease the parking space requirement from 5,100 to 5,000 spaces, subject to the approval of the City Council at its October 6, 2025, meeting.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Booth, to adjourn. Meeting was adjourned at 10:35 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: October 23, 2025.

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID RICHE
Board Vice Chair

ATTEST:

DEBORAH BRADFORD
Board Secretary