

## **MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**JULY 27, 2023**

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, July 27, 2023, at 8:00 a.m.

**Board Members Present:** Chair Angela Richardson-Woods, Vice Chair David Kelly, Secretary Deborah Bradford, and Board Members Mary Barnes-Tilley, David Riche and Joy Booth.

**Absent:** Treasurer Kathryn McGill and Board Alternate Jon Dell'Antonia.

**City Council Present:** Mayor George Fuller, Councilman Patrick Cloutier and Councilwoman Geré Feltus.

**Staff Present:** President Cindy Schneible, City Manager Paul Grimes, Accounting Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Cultural District Director Andrew Jones, Visit McKinney Meeting and Event Services Manager Alisha Holmberg, Downtown Development Manager Graham Myers, Affordable Housing Administrator Cristel Todd, Apex Centre Manager Erica Lyght, Parks Planning and Development Manager Jenny Baker, and MCDC Administrative and Marketing Coordinator.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:00 a.m. after determining a quorum was present. Deborah Bradford, Board Secretary and Associate Pastor of New Jerusalem Baptist Church, offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

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

**23-0582** Minutes of the McKinney Community Development Corporation Meeting of June 22, 2023.

**23-0583** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented financials for the month of June. Revenues for June were \$1.6 million in sales tax. Related interest income was about \$150,000, with an unrealized decrease of \$280,000. Investment values are updated quarterly, and these totals represent less than 1% of MCDC investments. Mr. Miller explained that all investments are held to maturity and generally earn 2%-4%, but the June balance sheet records these investments at current market value. Total expenses for June were \$660,000 including project expenses of \$170,000, Parks construction expenses of \$417,000 and TUPPS construction of about \$105,000. June represented April sales and showed a decrease of 2.2%. Mr. Miller reminded the Board that there was an audit adjustment for this same period last year, so the true comparison is breakeven. MCDC is still experiencing a true year-to-date increase of 6.2%. During the same

time period, Allen had an increase of 5.2%. Frisco and Plano both saw true decreases of 6.2% and 1.4%, respectively. Retail trade dropped 9% for the period which reflects last year's audit correction. Over three years, however, growth in retail trade has remained about the same. Chair Richardson-Woods asked about factors that resulted in the decrease for this period, and Mr. Miller shared that higher interest rates and Consumer Price Index are contributors, but he considers this month's data an anomaly and is not concerned at this time. Board Member Barnes-Tilley sought an explanation regarding Allen's higher increase. Mr. Miller reminded the Board that Allen saw decreases and/or lower increases over that last two years, so this may reflect Allen getting caught up from COVID. Sister cities are trending in the same direction when comparing data from the past two to three years. There were no questions on checks issued report.

- 23-0584** Chair Richardson-Woods called for Board and Liaison Reports.
- Board Chair. Chair Richardson-Woods shared several events Board members participated in including Bonnie Wenk Park clean-up. Chair Richardson-Woods commented that there was very little trash to pick up and thanked the Parks team for their diligence in keeping our parks clean. Other community events for Board members included the parks concerts, Good Morning America's Main Street USA, the new Night

Markets in Downtown, H-E-B ribbon cutting and tour, and July 4<sup>th</sup> parade where she served as co-emcee with John Rattan. Chair Richardson-Woods recognized Treasurer Kathryn McGill for doing a great job as presenter and moderator for the recent Chamber lunch. Board Member Riche commented that the H-E-B event was fantastic and added that the McKinney parking lot has 200 more spots than their other stores, and the lot has been full. He added that the SBG Margarita Stroll and the DCI competition were both outstanding events. Board Secretary Bradford added that other impressive events included the Mi Cocina opening, the TUPPS and Municipal Complex tour and the Night Markets. She also shared that H-E-B is a small business success story that started with \$60 and a prayer by Mrs. Butts. Board Member Booth added that today's agenda represents the many incredible projects and events happening in McKinney, and she thanked applicants for all they do to make McKinney a remarkable city. Board Member Barnes-Tilley acknowledged the great job the Parks team does on an ongoing basis to keep our parks pristine, and she expressed her excitement to have H-E-B in McKinney. Chair Richardson-Woods thanked Vice Chair Kelly for chairing last month's Board meeting in her absence.

City of McKinney. City Manager Paul Grimes shared that McKinney is #2 in the State for Type A & B sales tax collections behind our sister city, Frisco. He reminded Board members that not all cities collect Type A and

Type B sales taxes, like Plano who uses a portion of their sales tax for the DART program. He also explained that one factor for the sales tax slow down could be that Federal incentives initiated during COVID have ended, so the economy is seeing a spending decrease and many individuals are experiencing hardships including inability to pay rent. Additionally, raising interest rates, by design, slows economic activity. The inflation rate is currently at 3%, and the CPI inflation is at 4.5% compared to 9% last year. All of these things factor into the City's budget processes. The FY 24 budget will be presented to City Council on August 11. Next week's Council meeting will include a Public Hearing regarding allocating the \$961,099 in federal funds the City receives for Community Development Block Grants. Other items on that agenda include the Department of Public Safety hangar at the airport, a police simulator, a proposed property tax ceiling, and the FBO terminal opening in August with a ribbon-cutting in September. There were no questions for Mr. Grimes.

Visit McKinney. Meeting and Event Services Manager Alisha Holmberg shared that hotel occupancy hit a record high of 84.4% in June, and average daily rates remain steady. Their team filled and presented over 1,200 bags to the musicians and judges involved with the DCI competition. Additionally, the DCI drum battle was well-attended, and The Stix appreciated the opportunity to open on Monday and host the

event. Aaron Werner will attend Connect Marketplace in Minneapolis in August and participate in the NCAA Symposium to support joint efforts with Parks Department to bid on D1, D2 and D3 championship events to increase the City's sports tourism.

McKinney Economic Development Corporation. Board Liaison Kurt Kuehn thanked Board members for their continued partnership which is a driving force for economic development. He referred to the organizational report which highlights staff travels and meetings with site selectors with the goal of bringing businesses to McKinney. He also acknowledged the success of the DCI event.

Main Street/MPAC. Director Andrew Jones thanked the Main Street staff and MCDC for supporting the many events while he was off spending time with his newborn. Upcoming events include Murder on the Orient Express. He complimented McKinney Repertory Theatre for increased attendance and overall professionalism in performances. Other upcoming events include the Downtown Sidewalk Sale this Saturday, SBG's Sips of Summer on August 19, Ottoman Turks on August 19, and Squeezebox Bandits on August 26. Mr. Jones shared that the MPAC calendar is full this summer, and they are hosting nearly double the number of shows compared to last year. The Downtown Tiny Door project will launch on August 25 with 50 total tiny doors by ten artists. Vice Chair Kelly and Board Member Barnes-Tilley asked about details of

the Tiny Door project. Mr. Jones explained that there will be non-functioning Tiny Doors installed on the front façade of about 50 stores, each with a unique and creative design including some that will open to see a diorama. The goal is to get visitors to explore the Downtown area. Visit McKinney is working on a tourist map for the Tiny Door project, and the doors will be permanent.

McKinney Parks and Recreation. Director Michael Kowski stated that they have been celebrating National Parks and Recreation Month in July. Events included Trails Appreciation Day at Bonnie Wenk, Grand Re-opening of Mary Will Craig Park where they gave away about 75 skateboards, and Top Gun: Maverick showing at Al Ruschhaupt Park. This Saturday is the indoor tennis grand opening event plus Hawaiian Night at JMAC Pool. Robinson Ridge Park is on pace for a Fall opening. Mr. Kowski shared that staff participated in some team building events this month that included food trucks for two events and a hamburger eating contest at E.J. Wills. City Manager Paul Grimes added that it was fun to be a spectator at the burger eating contest. The McKinney Parks Foundation is hosting a fundraiser Fun Run on August 12, and Mr. Kowski encouraged everyone to participate. He added that they are a great partner, and he thanked the Board for supporting their efforts through grants. Board Member Booth shared that the significance of the Garbage Burger contest was to acknowledge that the Park Department

does a great job of keeping our parks clean, but asked the question of whether or not they could clean their plates. Board Member Riche mentioned that the construction fencing is down on one section at Robinson Ridge, and Mr. Kowski thanked him for the information and acknowledged that this is an ongoing issue throughout the parks system, and they strive to be vigilant with those types of safety issues. Chair Richardson-Woods asked about the status of trails near the Creek Hollow area. Mr. Kowski stated that trails is their number one priority.

Chair Richardson-Woods thanked Mayor George Fuller and Councilwoman Geré Feltus for attending today's meeting.

**23-0585** Chair Richardson-Woods called for the President's Report. President Cindy Schneible directed the Board to reports attached, highlighting the Arts in Bloom report which demonstrates the ability of events to showcase McKinney and attract visitors. The Retail Development Infrastructure Grant deadline is next Monday, July 31, at 5:00 p.m. Ms. Schneible thanked Board members for their attendance and participation in the Special Meeting which focused on strategic priorities. Chair Richardson-Woods wished President Schneible a happy upcoming birthday and thanked her for being a great advocate for the work of the Board and for always being available for questions and comments.

Chair Richardson-Woods stated that the Board will vote on eleven Promotional and Community Event grant applications today which were presented at the June meeting. She thanked the subcommittee (David Riche, Joy Booth and Deborah Bradford) for their detailed review and consideration of each application and stated that Board Secretary Bradford will be making recommendations on behalf of the subcommittee.

**23-0586** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by The Heritage Guild of Collin County (PC 23-14) in the amount of \$13,750 for the advertising, marketing and promotion of 2023 Summer and Fall Events including but not limited to Farmers Market, Legends of McKinney Hauntings, Murder Mystery, Bar Wars and Tour of Homes. Board Secretary Bradford shared the factors considered by the subcommittee including ability of events to showcase the City of McKinney for purposes of business development and tourism, anticipated attendance from McKinney residents and visitors, and number of events supported by a single grant. For this item, on behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$11,500. Board members unanimously approved the motion, seconded by Board Member Riche,

to approve funding in the amount of \$11,500 as recommended by the subcommittee.

**23-0587** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Lacrosse Club (PC #23-15) in the amount of \$3,100.00 for the advertising, marketing and promotion of the 2023 Fall Turlaxin' Tournament. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$3,100. Board

members unanimously approved the motion, seconded by Board Member Booth, to approve funding in the amount of \$3,100 as recommended by the subcommittee.

**23-0588** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Repertory Theatre (PC 23-16) in the amount of \$14,990.98 for the advertising, marketing and promotion of the 2023-2024 Show Season including twenty-two performances of five unique shows. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$10,500. Board members unanimously approved the motion, seconded by Board Member Booth, to approve funding in the amount of \$10,500 as recommended by the subcommittee.

**23-0589** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Art Club of McKinney (PC 23-17) in the amount of \$4,200.00 for the advertising, marketing and promotion of the 2023-24 Season. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$2,100. Board members unanimously approved the motion, seconded by Board Member Barnes-Tilley, to approve funding in the amount of \$2,100 as recommended by the subcommittee.

**23-0590** Vice Chair Kelly recused himself from the dais during discussion and voting on this agenda item. Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Rotary Foundation (PC 23-18) in the amount of \$7,500.00 for the advertising, marketing and promotion of the 2023 Parade of Lights. On behalf of the subcommittee, Board Secretary Bradford made a motion to funding in an amount of \$7,500. Board members unanimously approved the motion, seconded by Board Member Riche, to approve funding in an amount of \$7,500 as recommended by the subcommittee. Vice Chair Kelly rejoined the dais following discussion and voting of this agenda item.

**23-0591** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Odysseus Chamber Orchestra (dba McKinney Philharmonic Orchestra) (PC 23-19) in the amount of \$15,000.00 for the advertising, marketing and promotion of the 2023-24 Concert Season including ten performances. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$10,500. Board members unanimously approved the motion, seconded by Board Member Booth, to approve funding in the amount of \$10,500 as recommended by the subcommittee.

**23-0592** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Chamber of Commerce Foundation (PC 23-20) in the amount of \$9,000.00 for the advertising, marketing and promotion of the 2023 Día De Los Muertos Celebration. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$9,000. Board members unanimously approved the motion, seconded by Board Member Booth, to approve funding in an amount of \$9,000 as recommended by the subcommittee.

**23-0593** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by McKinney Main Street (PC 23-21) in the amount of \$13,500.00 for the advertising, marketing and promotion of 2023 Oktoberfest and 2023 Home for the Holidays Events. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$13,500. Board members unanimously approved the motion, seconded by Board Member Barnes-Tilley, to approve funding in an amount of \$13,500 as recommended by the subcommittee.

**23-0594** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Texas Cellos (PC 23-22) in the amount of \$15,000.00 for the advertising,

marketing and promotion of 2023-2024 performances associated with three summer intensive programs. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$4,500. Board members approved the motion, seconded by Board Member Barnes-Tilley, to approve funding in an amount of \$4,500 as recommended by the subcommittee with a vote of 5-1-0, Vice Chair Kelly voting no.

**23-0595** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by Collin County Master Gardeners Association (PC 23-23) in the amount of \$10,040.00 for the advertising, marketing and promotion of the 2024 Garden Show. On behalf of the subcommittee, Board Secretary Bradford made a motion to approve funding in an amount of \$9,000. Board members unanimously approved the motion, seconded by Board Member Booth, to approve funding in an amount of \$9,000 as recommended by the subcommittee.

**23-0596** Chair Richardson-Woods called for consideration/discussion/action on Promotional and Community Event Grant application submitted by SBG Hospitality (PC 23-24) in the amount of \$10,000.00 for the advertising, marketing and promotion of the 2023 McKinney Wine and Music Festival. On behalf of the subcommittee, Board Secretary Bradford made a motion

to approve the request in an amount of \$10,000. Board members unanimously approved the motion, seconded by Board Member Barnes-Tilley, to approve the request for \$10,000 as recommended by the subcommittee.

Chair Richardson-Woods thanked the subcommittee again. She encouraged all applicants to always be detailed in their requests and consider the guidelines and priorities of the Board when making their requests.

**23-0597** Chair Richardson-Woods called for consideration/discussion/action on a request for a funding date extension on Project Grant #23-08, in the amount of one million eight hundred thousand and NO/100 dollars (\$1,800,000.00), awarded to McKinney Housing Authority at the MCDC Board meeting held on May 25, 2023 for the renovation, reconstruction and expansion of the Cockrell Homes and Lloyd Owens properties into The Remnant at Greenwood I and II to a date not later than May 31, 2024. Executive Director Roslyn Miller reminded Board members that a delay is not a deny. She called attention to the letter of request for extension and a posting from the Department of Housing and Urban Development highlighting Merritt Homes. She presented thank you notes from current residents. Ms. Miller introduced Holly Knight, Knight Development, who was present to address any questions. Board

members unanimously approved a motion by Chair Richardson-Woods, seconded by Board Secretary Bradford, to extend the funding date to no later May 31, 2024, as requested.

Chair Richardson-Woods stated that the Board will hold seven public hearings for project grants today. She reminded applicants that they have five minutes to present, which will be followed by a time for Board questions. She also stated that there will be time for public comments after each presentation prior to closing each public hearing. The Board will vote on project grants at the August 24 regular meeting.

**23-0598** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by McKinney Parks Foundation (#23-10) in the amount of twenty-five thousand and NO/100 dollars (\$25,000.00) to fund purchase of a Polaris Texas Edition Ranger Utility Terrain Vehicle to facilitate trail improvement projects. Amount requested represents 100% of Total Project Cost. Rick Moreno shared that McKinney Parks Foundation is six years old and works alongside the Parks Department to maintain trails. They have recently built new trails at Gray Branch Park. He stated that they have at least 40 to 50 volunteers at each workday, with 100 or more at larger events. Greg Smith shared that the Parks Foundation recruits, trains, organizes and equips volunteers to help maintain hike and bike trails,

build nature trails, and add amenities. Since 2017, a total of 1,360 volunteers have donated more than 4,000 hours, saving the Parks Department over \$132,000. In 2022 alone, those numbers are 1,929 hours and over \$55,000. He showed an aerial of Gray Branch Park indicating the paths of 4.5 miles of trails along Wilson Creek recently cut by MPF. He announced that they are hosting a fundraiser Fun Run on August 12. The plan going forward is to continue expanding trails from Gray Branch to Lake Forest then all the way to Towne Lake. They are requesting funding for a Ranger Crew XP to assist with moving trails maintenance tools to and from storage which is about 1.5 miles from the trails. Additionally, the vehicle will be used to transport volunteers to job sites as well as for emergency transport in case of injuries and accidents. Chair Richardson-Woods thanked them for their dedication and hours of volunteer work, and asked for clarification on where this vehicle will be stored. Mr. Smith stated that it will be stored at the barn at Gray Branch that the Parks Department uses for storage. Board Member Booth asked about considering a used vehicle for a lower price. Vice Chair Kelly asked President Schneible about the maintenance required with an MCDC agreement, and Ms. Schneible stated that the property maintenance requirement is generally ten years. Mr. Moreno stated that a new vehicle comes with a maintenance contract. He added that the usage on the vehicle would be three to four hours a month, so it will last many years.

Mr. Kelly agreed with Board Member Booth that they should investigate a used vehicle, especially considering the light use. Mr. Moreno added that generally a used vehicle of this type would be in pretty rough condition. He added that they generally purchase from Landmark in McKinney, because they prefer to be able to get service and repairs done locally. Mr. Moreno agreed to provide the Board with some research on potential buying options. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Vice Chair Kelly, to close the public hearing.

**23-0599** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by Heritage Guild of Collin County (#23-11) in the amount of fifty thousand and No/100 dollars (\$50,000.00) to replace the chimney on the Faires House and to replace porches, stairs and ramps on six historic buildings in Chestnut Square. Amount requested represents 57% of Total Project Cost. Jaymie Pedigo stated that a portion of this request is for the replacement of porches. There are 15 porches that deteriorate rapidly, and they are planning to replace those with composite porches with a lifespan of at least 15 years. Cost per porch is about \$15,000. They have requested matching funds from Columbus Realty and are

confident they will receive those. Additionally, this grant request includes funding to replace the chimney on the Faires House. When this home was moved to Chestnut Square in 1975, one of the three original fireplaces was lost. To restore this home to its original design, they are hoping to add back the chimney that was lost. If funding for chimney replacement is approved, James West, lead historic preservation architect in McKinney, will oversee restoration. They have received funding of \$10,000 from the Summerlee Foundation. Ms. Pedigo shared photos that indicate where the lost bedroom fireplace should be. They are hoping to get the bid reduced, and they have some donated bricks. Board Member Booth asked if the funding from Summerlee must be used for the chimney or if it's flexible. Ms. Pedigo stated that she would be willing to ask the Foundation that question. Ms. Booth verified that the chimney project is not necessary from a safety standpoint. She also asked if the Heritage Guild has ever considered an "adopt-a-house" type program. Ms. Pedigo acknowledged that they have considered the program; however, historic preservation is not often allowed within corporate funding guidelines. Vice Chair Kelly asked for clarification of the grant request dollar allocation. Ms. Pedigo stated that they are requesting \$25,000 of the \$32,000 total for the chimney and an additional \$25,000 for the porches. Ms. Pedigo also shared their difficulty in finding contractors who will bid on their projects. Board Member Barnes-Tilley

verified that more recent quotes actually bring this request to only 46% of the total project cost. Board Member Riche asked about the timing of the chimney replacement. Ms. Pedigo stated that the Heritage Guild has always wanted to replace the fireplace to restore the house to its original form, and they want to proceed now because they have bricks donated that they can use. She also verified that the fireplace will be fully functioning and will be used for cooking in the kitchen events. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Riche, seconded by Board Member Barnes-Tilley, to close the public hearing.

**23-0600** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by City of McKinney, Housing and Community Development Department (#23-12) in the amount of two hundred thousand and NO/100 dollars (\$200,000.00) for the Property Maintenance Program to provide repairs and improvements to low income, owner-occupied homes in three mobile home parks and residences in other areas in McKinney, Texas. Amount requested represents 100% of Total Project Cost. Cristel Todd thanked Board members for their past support of the Property Maintenance Program. Their mission is to utilize public funds to enhance the quality of

life of residents by providing for community and neighborhood resources, transit, affordable housing and economic development. In 2018, codes were updated creating an opportunity for staff to use a more strategic and comprehensive approach to property inspections. Through the Property Maintenance Program, they partner with the Code Department to identify safety issues and help residents with cited repairs. Ms. Todd shared several before and after photos of properties that were cited then repaired. Projects include items like roofing, fascia, soffits, doors, porches, railings, gutters and exterior paint. This request includes health and safety repairs of owner-occupied mobile homes, a housing segment that cannot be funded through federal grants. McKinney has three mobile home parks with a total of just over 400 units, and 192 need extensive repairs. The types of repairs required were identified by the City's Housing and Maintenance Office and include broken windows, broken and missing steps and wheelchair ramps, cracked and sagging carports, damaged decks, exposed electrical, missing and damaged wood trim, dry rot, water leaks, and holes and cracks along the siding. Often these exterior issues create interior problems as well. Ms. Todd shared some of the extreme repairs needed. She shared benefits of routine maintenance including improving quality of life for residents, preserving property values, promoting a positive environment, and preventing deterioration and dangerous structures. This request is for \$200,000,

\$160,000 for regular homes and \$40,000 for mobile homes with up to \$10,000 per mobile home property. Board Member Booth asked about the replacement value of the properties, and Ms. Todd stated that they have not done that research which is the reason they are deliberately setting a maximum of \$10,000 per mobile home. Ms. Booth also asked about how properties will be prioritized, and Ms. Todd stated that they will rely on the recommendations of the Housing and Maintenance Officer. Board Member Barnes-Tilley expressed concern that they can only help a few at a time. Ms. Todd did acknowledge that they may be able repair more homes after they evaluate the extent of the damage. Vice Chair Kelly verified that MCDC and CDBG funds were the only funds available for the repair program. He repeated an idea he has shared in past years for this department to work more closely with Habitat to potentially combine these programs to create more synergy. Ms. Todd stated that the organizations do work well together and often assist each other to meet the needs of the community. She added that both organizations are spending the funds awarded, so there may not be a need to spend as one source. Mr. Kelly stated a preference towards each group working with the same standards as well. Chair Richardson-Woods called for public comments. Contessa Corken with Habitat agreed that the two organizations do work together behind the scenes. Vice Chair Kelly clarified that he completely supports the work of both

organizations but would like to see more synergy. President Schneible shared that MCDC began hosting an attainable housing task force about a year ago. Participants include about 25 people including MCDC Treasurer Kathryn McGill and representatives from Habitat, the Housing and Community Development Department, McKinney Housing Authority, McKinney Chamber of Commerce, and One Heart McKinney. She added that the group is committed to identifying ways to leverage affordable housing resources to cover the greater need of the community with the funds available. She expressed that the leverage Mr. Kelly is looking for is a common goal and is developing. Kurt Kuehn expressed concern regarding increasing the longevity of the property versus a short-term repair. Board Member Booth encouraged exploration of using federal funding for a replacement program as well. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Barnes-Tilley, to close the public hearing.

**23-0601** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application (#23-13) submitted by The Cotton Mill in the amount of one hundred thirty-five thousand five hundred eighty and NO/100 dollars (\$135,580.00) for new neon signage on the smokestack of The Cotton Mill on the property located at 610 Elm Street, McKinney, Texas. Amount represents 100%

of the Project Total Cost. Chandler Casey explained that they are proposing lighted signage on the smokestack of The Cotton Mill, about \$64,000 per side. Letters will be about four feet each for a total of 64 feet for the sign, rising 94 feet high the ground level. The neon letters will have RGB lighting which allows for color changes for holidays and events. He presented the design schematic which includes The Cotton Mill logo above the letters. The design and quote is from Mello Signs, which is the company that is working on the Flour Mill sign project. In order to recognize the City, they are proposing lettering on the back side of the smokestack which is visible from the airport. They had originally hoped to recognize McKinney on the old water tower, but that idea was deemed cost-prohibitive. Total for lettering on both sides of the smokestack is \$128,080, a little less than the originally projected cost of \$135,580. Board Member Booth asked if The Cotton Mill tenants pay Common Area Maintenance (CAM) fees. Mr. Casey stated that they have an 11% CAM fee, but no triple net fees are charged. Ms. Booth asked if they would consider a lower cost option similar to what the Flour Mill is producing. Mr. Casey stated that they did consider a rooftop sign, but the new development coming to the area would likely hide a rooftop sign, so the smokestack appeared to be the best option for long term visibility. Board Member Riche asked about potentially keeping the sign all one color to be consistent with The Flour Mill and to potentially reduce

cost. Mr. Casey will investigate the cost difference but reiterated that they prefer being able to change the lighting with seasons and events. Board Member Barnes-Tilley supported the idea of the changing colors. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Secretary Bradford, seconded by Board Member Barnes-Tilley, to close the public hearing.

**23-0602** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by McKinney Main Street (#23-14) in the amount of one hundred three thousand one hundred thirty-three and 92/100 dollars (\$103,133.92) for the purchase of a new non-electric, 14-passenger, climate-controlled Downtown Trolley for the DASH Program. Amount requested represents 50% of Total Project Cost. Director Andrew Jones shared that they have seen a change in ridership of the DASH since COVID. They have also seen greater downtime of the vehicle over the last few years for maintenance. Limitations with the current program include no fixed route, limited capacity, limited A/C and heat, and downtime for charging. If this new vehicle is approved, the current electric DASH vehicle will be repurposed to support security in Downtown. The proposed design for a new vehicle would be similar to the old trolley that ran through Downtown

connecting McKinney to DFW. Features of the new trolley bus include increased ridership capacity from 4 to 14, climate-controlled, ADA access, faster speeds which will allow for travel outside of Downtown for special events, increased safety, and increased reliability. It will be right-sized for maneuverability, easy ADA access and will not require a CDL driver. The design would pay homage to the old interurban trolley and create an entertaining experience with the paint scheme, handrails, window detailing, light fixtures, interior details and signage. Mr. Jones shared other cities with successful “trolley” operations include Kansas City, Dallas, New Orleans, Galveston, and Eureka Springs. The goal is to utilize a fixed, dependable schedule and route to increase connectivity between east of Highway 5, Downtown and parking. Mr. Jones shared that the City is contributing \$100,000 through HOT tax, and Main Street is funding all operations. Board Member Booth asked about using the vehicle to advertise events, and Mr. Jones said that they do hope to sell sponsorships on the interior of the vehicle while keeping the exterior in the image of the original interurban trolley. Ms. Booth sought clarification on maintenance and operations, and Mr. Jones stated that the vehicle would be part of the City’s fleet, but Main Street would absorb the cost of gas and maintenance. He added that the current DASH has been very challenging to maintain. Mr. Jones explained that the new vehicle is actually a Ford similar to other fleet vehicles. Chair Richardson-Woods

asked if the trolley could be used outside of the Historic District, and Mr. Jones stated that it would, adding that the Parks Trolley requires a CDL driver. Chair Richardson-Woods asked about the schedule, and Mr. Jones shared that it would be used Wednesday through Saturday in Downtown as well as for special events. He reminded Board members that the current vehicle cannot be used for that many hours, because of the time required for charging. He verified that the vehicle will be stored at the City's fleet yard. Vice Chair Kelly verified that the new vehicle would be operated on a fixed route schedule, and on-call service would be removed. Vice Chair Kelly asked if the Parks trolley requires a CDL. Mr. Jones stated that it does and explained that a CDL vehicle would nearly quadruple the cost of operations. Board Member Riche suggested considering sponsorships for stops at businesses/restaurants. Mr. Jones stated that they have not yet considered that possibility, but he reminded the Board that the primary focus is making the route as usable and convenient as possible for the public. Board Member Barnes-Tilley asked about the enclosed design, and Mr. Jones stated that options for A/C and heat are important. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Riche, to close the public hearing.

**23-0603** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by Habitat for Humanity of Collin County (#23-15) in the amount of four hundred thousand and NO/100 dollars (\$400,000.00) to fund critical home repairs for low-income residents in McKinney, Texas. Amount represents 100% of Total Project Cost. Celeste Cox introduced Contessa Corken. Ms. Cox stated that Habitat's 2024 goal for home repairs in Collin County is forty homes, and this request is for repairs to thirteen owner-occupied homes in McKinney. She reminded the Board that they do receive in-kind donations, and labor is provided by volunteers. Ms. Corken shared that they are seeing more Level 1 projects which are repairs up to \$75,000 for a single home. For the upcoming year, they are planning two Level 1 projects (up to \$75,000), two Level 2 projects (up to \$50,000) four Level 3 projects (up to \$10,000), and five Level 4 projects (up to \$10,000). A recent restructuring of the Home Repair and Neighborhood Revitalization Program allowed for a new staff person to oversee the program and enables them to maximize their overall impact in McKinney by making quicker decisions while adding a focus to smaller projects that can be funded through volunteer and sponsor groups. Ms. Cox addressed the economic impact Habitat has on the community, stating that for every dollar invested, \$1.55 goes back into the community. Ms. Corken highlighted the poverty rate in McKinney which

is 7.3% and equates to 15,431 McKinney residents living below the poverty line. Additionally, the majority of repairs completed in 2022 were for single female titleholders, which is consistent with historical trends. Habitat International manages five types of construction (repair, new, rehab, recycle, demolition), and the overwhelming majority of their projects (over 70%) fall under repair. In 2023, there was a slight increase internationally in new home builds. McKinney has 73,357 homes of which 47,064 are owner-occupied, and 7.3% of owner-occupied are over 40 years old. In McKinney, many of the homes in the repair program are owned by seniors living on a fixed income. They shared some before and after photos of 2023 home repair projects. Ms. Cox added that appraisals for Habitat properties have increased 19% while land costs have increased nearly 46% over the past two years. Chair Richardson-Woods thanked Habitat for the work they do in and for our community. Board Member Barnes-Tilley asked how Habitat would proceed without funding from MCDC. Ms. Cox stated that they would likely only do minor repairs and emergency repairs with volunteers and in-kind donations. She added that other cities in Collin County do assist Habitat with CDBG (Community Development Block Grant) funds. Many of their referrals come from the cities' code enforcement department. One of their main goals is to help seniors age in place. Ms. Corken added that very few of the repairs are for families living in a Habitat home, because those

families are expected and taught to maintain their homes. Board Member Booth inquired about CBDG funding available for Habitat's home repair program. Ms. Cox stated that they are not being funded through McKinney CBDG funds for McKinney projects, but they do receive CDBG funds from Plano. President Schneible verified that Plano does not have a CDC. Vice Chair Kelly encouraged further consideration in pooling funding to gain better leverage. Ms. Corken added that federal funding is more restrictive, so Habitat works with McKinney's Housing and Community Development Department to identify projects for MCDC funding. Ms. Cox added that when federal funds are used, the entire home must be brought up to code, so they cannot use those funds for emergency repairs. MCDC funding allows for those emergency repairs. Board Member Booth sought clarification on project levels. Ms. Cox stated that Level 1 and 2 projects (\$75,000 and \$50,000) would generally bring the entire home up to code. The City is generally citing only exterior violations which can often be repaired through Level 3 and 4 expenditures. On those homes, however, Habitat will try to complete interior repairs if identified during the project and allowed by the homeowner. Ms. Cox noted that one of the homes completed in 2023 was a demo and complete rebuild. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously

approved a motion by Board Member Riche, seconded by Board Secretary Bradford, to close the public hearing.

**23-0604** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant Application submitted by Boys and Girls Club of Collin County (#23-16) in the amount of seventy-one thousand four hundred seventy-seven and NO/100 dollars (\$71,477.00) for purchase and installation of traditional games and electronic games (Exergame) to encourage physical health and development of youth attending the McKinney Club. Amount requested represents 100% of the Total Project Cost. New to McKinney, Densie Anderson shared her appreciation for all the special projects McKinney offers. The mission of Boys and Girls Clubs is to enable all young people to reach their full potential as productive, caring, responsible citizens. She thanked MCDC for their support of the McKinney club over the years. Their goal is to create a safe and positive environment for youth to develop meaningful relationships and build critical skills. A part of their focus is the physical well-being and fitness of the youth they serve. A portion of this grant request is for Exergaming which allows the blending of technology and physical activity. They are proposing purchasing and installing three components. Fit 3 Kick offers a full-body workout and encourages hand-eye coordination. T-Wall 64 focuses on reaction

training and neurological development. Fit-Heavy Ball utilizes a medicine ball for various programmed activities. The equipment includes an online portal for fitness programming, staff training, weekly lesson plans, and family fun night programming curriculum. The second part of their grant request is for new equipment and upgrades to the game room to include commercial grade products, which will allow for social skills development. Chair Richardson-Woods asked about the location for this new equipment. Ms. Anderson stated that the Exergame components will go in the teen room and the new commercial grade traditional games will replace what is currently in the game room. Chair Richardson-Woods asked if other clubs in the area have similar equipment. Ms. Anderson shared that they likely do not, but she anticipates other clubs beginning to incorporate the programs in their clubs. She added that this is an opportunity for them to expand their fitness offerings. She reminded the Board that youth are at the club all day in the summer and have time every day after school for activities following educational programming. Board Member Riche asked her to address the boredom factor that may occur after the newness wears off. Ms. Anderson stated that though the components are not interchangeable, they do offer the opportunity for competitive programs that should keep their interest. Vice Chair Kelly asked about the recent organization changes for the club. Ms. Anderson stated that she is the Grant Administrator, the Interim CEO is Torsten

Seifert, and Yemishtha Rutman is the Vice President of Development. The search is ongoing for a new CEO. Mr. Kelly received clarification of traditional versus electronic games and asked about useful life of these products being maintained for ten years per MCDC agreement. Ms. Anderson stated that they chose the most sturdy and durable equipment. Chair Richardson-Woods asked about maintenance and upgrade agreement with the product provider, and Ms. Anderson agreed to provide that information. She added that the equipment would be used as part of a scheduled program. President Schneible reminded the Board that the focus of a grant agreement would be on the sustainability of the club for the next ten years not necessarily of the equipment. Board Member Booth asked about the consideration of used equipment, discounted prices for nonprofits, and whether or not there is a capital campaign. Ms. Anderson said they could check other sources for prices. Additionally, they can potentially consider a capital campaign to help with this project. Chair Richardson-Woods asked about the timeline, and Ms. Anderson stated there is an eight-week lead time, so they would hope to have equipment installed and operating in December. Board Member Riche asked about the equipment warranty, and Ms. Anderson will find and provide that information. Vice Chair Kelly agreed that the more traditional games are still popular; however, he questioned the longevity of the electronic games. Mr. Kelly asked why they chose the McKinney

club to start this programming, and Ms. Anderson explained that the McKinney club is one of the older clubs and facilities, plus there is a fitness goal in this community. Mr. Kelly asked about grant requests for other clubs, and Ms. Anderson shared that they plan to start in McKinney with a pilot then expand to other clubs, especially considering one of the benefits is that clubs can compete. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Board Member Barnes-Tilley, to close the public hearing.

**23-0605** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a request for funding, submitted by the City of McKinney Parks and Recreation Department (# 23-17), in the amount of five million five hundred thousand and NO/100 dollars (\$5,500,000.00) for Construction of Improvements at Towne Lake and hike and bike trail projects.

**23-0606** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a request from the City of McKinney Parks and Recreation Department to amend Project #21-08 approving the pending removal of the Obstacle Course at the indoor pool (Apex Centre); amend Project #17-05 to reallocate \$47,784 from PK2040 (Parks Master Plan) to PK4325 (Parks Accessibility) and to amend

Project #16-08 to reallocate \$80,000 from PK1643 (Prestwyck Park) to PK2448 (Grady Littlejohn Shade and Seating Improvements).

Director Michael Kowski acknowledged the importance of this annual presentation and partnership with MCDC. He thanked Board members for their participation in the joint strategy meeting with Parks. This year's request for allocating the annual \$5.5 million focuses on two projects. Mr. Kowski shared that they have about \$11.6 million of MCDC funding still outstanding, which should be decreased to \$3.3 million by end of FY 2024, as they continue to complete projects. He acknowledged Parks staff in attendance including Parks Planning and Development Manager Jenny Baker and Apex Centre Manager Erica Lyght. The first part of this request is for Greens Park (formerly McKinney Greens Golf Course) and trail improvements. This project will allow for new ADA compliant trails throughout the park. Total funding for the project is \$3,000,000 of which \$2,000,000 is planned to come from the MCDC allocation. Additionally, they have secured one Collin County grant for the project and have applied for a second grant to help offset the project costs. This project will activate a natural space while providing a safe environment for fitness and connections to the parks system. Vice Chair Kelly verified the surrounding streets, and acknowledged the importance of the connections this will gain from The Stix to Towne Lake and on to other

parks. Mr. Kowski added that an additional connection will eventually be created all the way to the Heard Museum. The second portion of this funding request will be for Towne Lake improvements. With a total budget of \$6,000,000 for the first phase, they plan to allocate \$3,500,000 of MCDC funds. The plan for redeveloping Towne Lake Park is to start on the east side and move west. The first phase includes the dog park, parking lot improvements and lighted forest. Next, Mr. Kowski introduced a funding reallocation request that allows using remaining funds from the Parks Master Plan for assessing every park for true ADA compliance. Additionally, they plan to reallocate unused funds from the Prestwyck Park budget to make improvements at Grady Littlejohn including shade and seating for spectators. Mr. Kowski shared an update on the Apex Centre obstacle course, reporting that it has not been as successful as planned. It was a great experiment, but they would like permission to decommission the equipment. Three main reasons for this request are durability is not as expected, maintenance has proven to be very cumbersome, and programming has been difficult. Member priority seems to be more focused on the swimming lanes, so the apparatus is not being used as often as originally anticipated. With the Board's permission, they will remove the equipment. Vice Chair Kelly applauded the Parks Department for taking innovative chances and requested a written report explaining the circumstances of this decision and what we

all might learn from the experience. Chair Richardson-Woods inquired about what would happen to the course equipment. Mr. Kowski explained that, pending MCDC Board approval today, they will explore repurposing, donating or auctioning the equipment. Board Member Booth commented that the course was very challenging, but she appreciates the parks decision and learning experience.

Chair Richardson-Woods called for public comments for agenda item 23-0605, and there were none. Board members unanimously approved a motion by Chair Richardson-Woods to close the public hearing for agenda item 23-0605. Board members unanimously approved a motion by Board Secretary Bradford, seconded by Board Member Riche, to approve agenda item 23-0605.

Chair Richardson-Woods called for public comments for agenda item 23-0606, and there were none. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Vice Chair Kelly, to close the public hearing for agenda item 23-0606. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Vice Chair Kelly, to approve agenda item 23-0606.

**23-0607** Chair Richardson-Woods called for consideration/discussion/action on a proposed project and agreement between McKinney Community Development Corporation/City of McKinney/McKinney Parks Foundation

to lease a parcel of land, owned by McKinney Community Development Corporation, at 704 Greenville Road, McKinney, Texas 75069, for the purpose of creating a learning garden to benefit the residents of McKinney. President Schneible reminded Board members that MCDC retained a portion of the TUPPS site (about 11,000 square feet on the northeast corner) for the purpose of a potential future development that would complement the TUPPS project. This request today has been reviewed by the Potential Projects Subcommittee and is for a lease of likely three years for the project Bruce Mead is here to present. Bruce Mead introduced the idea of the East McKinney Learning Garden which originated due to food insecurities in East McKinney. While there are several agencies that provide fresh produce to those in need, there is still a great need for access to high quality food. Additional goals of the garden are to provide gardening education, provide resources for families to start home gardens, provide vocational training for adults with special needs, and increase awareness of available resources to assist those in need. The plan is to create raised bed gardens, programmed through local chefs/businesses to educate the public, all in a beautiful setting that visitors will appreciate. Thus far, this grassroots group has garnered community support including government leaders, business leaders, master gardeners and restaurateurs. They have already secured 30 weekends of programming commitments. McKinney Parks

Foundation will be the partner to contract with the City to manage the leased property. Another partner is Texas Health Resources Foundation who help develop curriculum and programming and help with fundraising. Other organizations will be secured to help build and irrigate the gardens. Food grown will be donated to Community Garden Kitchen, East McKinney Market and La Tiendita, but a large focus will be on educating individuals to establish home gardens through “Grow A Garden Day” where residents can receive “grow bags” for use in home gardens. Mr. Mead shared design plans for the garden including about 30 garden beds, a teaching area, picnic tables, grain bin for storage, potting benches and a harvest/wash area. Mr. Mead presented an overview of expenses and funding options, which includes ongoing management costs of about \$40,000 per year. He shared some specific vendors that have already agreed to support with in-kind donations and volunteer hours. The garden will include signage recognizing donors, as well as educational signage that tells the story of the history of agriculture in McKinney. Fundraising has begun and the goal is to have the garden fully or partially opened by Fall 2023 when the TUPPS site opens. Mr. Mead shared photos of various types and sizes of beds that may be used, including some designed for complete ADA wheelchair access. He reminded the Board that this request is not for funding, but for approval to use the property owned by MCDC for this purpose. Vice Chair Kelly

asked about the lease terms, and President Schneible verified that the lease terms discussed would be three years with a three-year option to be determined by MCDC's review of the success of the project. She added that three years provides flexibility in the event that relocation is necessary if the garden needs more space. Vice Chair Kelly verified with Mr. Mead that three years is sufficient time to gain confidence with funders. Board Member Booth asked who would bear the cost of removing equipment and amenities on the MCDC owned parcel if the garden is relocated. Mr. Mead stated that they would restore the MCDC land at their cost if they relocate. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Board Member Riche, to the lease request with a three-year lease and three-year renewal option.

**23-0608** Chair Richardson-Woods called for consideration/discussion/action on Proposed Strategic Priorities for McKinney Community Development Corporation Project Funding in FY 24. President Schneible reported that the Board reaffirmed the MCDC current mission and guiding principles at their strategic planning meeting. Strategic priorities were modified to reflect the statement of collaboration as an overarching guideline when communicating the five priorities. Board members unanimously approved a motion by Board Member Booth, seconded by Board Secretary Bradford, to approve the strategic priorities as presented.

**23-0609** Chair Richardson-Woods called for consideration/discussion/action on the Proposed MCDC FY 24 Budget. President Schneible presented the budget as reviewed by the Finance Committee and shared at the strategic planning meeting. Since earlier review, a few minor modifications by the City's finance team have been made which include a reduction in interest revenue and increased allocation for roadway infrastructure based on the projected increase in sales tax revenue. Sales tax revenue for FY 24 is estimated at just over \$23.3 million with an additional amount of just under \$1 million in interest income. Other income of just over \$13,000 reflects in and out income and expense related to the office lease subsidy for Chamber of Commerce. Regarding the \$19 million grants budget, the retail infrastructure grants allocation was increased from \$200,000 to \$300,000, promotional grants remains at \$200,000, discretionary project grants remains 10% of sales tax revenue, \$3 million is allocated to affordable housing projects, \$2 million is allocated for economic development projects, and \$5 million is allocated for pipeline projects to begin building a fund for large projects. Based on input from the Attainable Housing Task Force, it is recommended that affordable housing project applications will continue to be included in the project grants cycles, rather than creating a special or unique cycle for those grant applications. If approved today, this budget will be presented as part of the overall City budget to Council in

August and voted on in September. If Council has changes, those will come back to the Board for final approval. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Vice Chair Kelly, to approve the proposed budget as presented.

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, and there were none.

Chair Richardson-Woods recessed the meeting into Executive Session at 11:12 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project 4B 23-10 (McKinney Parks Foundation), Project 4B 23-11 (Heritage Guild of CC), Project 4B 23-13 (The Cotton Mill), Project 4B 23-14 (McKinney Main Street), Project 4B 23-15 (CC Habitat for Humanity), Project 4B 23-16 (McKinney Boys & Girls Club), Project 4B 23-08 (McKinney Housing Authority - The Remnant), Project 4B 20-09 (TUPPS Brewery and Entertainment Destination), Project 4B 17-04 (Craig Ranch Resort Hotel), and Project Bluesky.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 11:54 a.m.

Board members unanimously approved a motion by Chair Richardson-Woods, seconded by Vice Chair Kelly, to approve the amended term sheet for Craig Ranch Hotel as discussed in Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Riche, seconded by Vice Chair Kelly, to adjourn. Chair Richardson-Woods adjourned the meeting at 11:55 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:\_\_\_\_\_

\_\_\_\_\_  
ANGELA RICHARDSON-WOODS  
Chair

\_\_\_\_\_  
DEBORAH BRADFORD  
Secretary