

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

MARCH 27, 2025

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, March 27 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 George Fuller and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Jennifer Arnold, Assistant Director of Finance Chance Miller, Director of Parks Amy Kinkade, MEDC President Michael Kowski, Director of Cultural District Andrew Jones, Visit McKinney Director Aaron Werner, Audio Visual Technician Joshua Arias, Main Street Special Events Coordinator Gregory Hearn, Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:03 a.m. after determining a quorum was present. Pastor Daniel Messina of Crosspoint McKinney 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 Booth, seconded by Vice Chair Riche, to approve the following consent items:

25-2585 Minutes of the McKinney Community Development Corporation Meeting of February 27, 2025.

25-2586 Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 25, 2025.

25-2587 Chair Richardson-Woods called for the Financial Report. Assistant Director of Finance Chance Miller presented the February financials. Revenues were \$2.8 million, primarily from sales tax. Expenses were \$508,000, including \$395,000 in project expenses. Regarding sales tax, February numbers reflect October collections. McKinney saw an increase of 12.7% compared to a 14.8% increase for Allen, a 1% decrease for Plano, and an 8.2% increase for Frisco. McKinney's year-to-date increase is 4.7%. Mr. Miller added that the retail trade industry showed an increase of 8%. Vice Chair Riche asked for clarification on why Allen's year-to-date had decreased. Mr. Miller responded that Allen is close to making budget, and they still project achieving their 1–2% budgeted increase.

25-2588 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods recognized Mayor George Fuller and Councilman Michael Jones and shared that Mayor Pro-Tem Geré Feltus was traveling. She added that Board members have participated in many events this month, including the McKinney Chamber Community Awards. Additionally, she thanked the board for their focus on large projects and requests recently before the Board.

City of McKinney. City Manager Paul Grimes shared that the City's biennial National Citizen Survey is underway. The survey is conducted by Polco National Research Center and is a scientific survey with randomly selected participants. The results should be available in May. The initiative also includes an online survey that all residents can choose to complete. He added that the two surveys generally yield similar results. The survey measures a wide range of services provided by the community, and results are compared to other communities across the

U.S. Mr. Grimes reminded everyone that municipal elections are on Saturday, May 3, and City Hall will serve as a polling location. There are four candidates for mayor, five candidates for the at-large position, two candidates for District 3, and Justin Beller is running unopposed for District 1. City staff hosted an orientation for all candidates to inform them of major projects and initiatives and other matters involving the City. He shared that because of the storm event a couple of weeks ago the Public Works team picked up 216 tons of debris. Collin County Days is next week, and a delegation of McKinney representatives will go to Austin to engage with Texas representatives, regulators, and legislative officials. Mr. Grimes welcomed Jennifer Arnold as the new Assistant City Manager. He shared that President Schneible and Secretary Bradford served on the interview panel. Jennifer Arnold shared that she has worked with the MCDC staff and Board in the past and looks forward to continuing that work.

Visit McKinney. Director Aaron Werner shared that the PPA Texas Open was an incredible event. This was the first time it was hosted in McKinney. The pickleball tournament hosted more than 11,500 attendees and 1,350 participants, including the top two players in the world. The economic impact was estimated at \$3.2 million. Mr. Werner thanked the Impact Activities team at The Courts and the Parks and Recreation team for their organization and management for the event. The International Girls Cup of McKinney will take place April 16-20 and is another great partnership with the Parks Department. The CJ Cup Byron Nelson Tournament is May 1–4. Visit McKinney has been working with the Salesmanship Club to create a larger activation space with a full McKinney experience where staff will highlight new and upcoming McKinney projects. Mr. Werner shared that more than 750,000 people visited the Visit McKinney website in the last 12 months. They have added an interactive map to the website, and Mr. Werner thanked and

credited Beth Shumate for managing the project. Chair Richardson-Woods encouraged everyone to check out the Visit McKinney website.

McKinney Economic Development Corporation. President Michael Kowski shared that Plug and Play is helping McKinney attract young talent and startup companies. They are working together on relocation strategies, and in the past six weeks, more than 100 companies have responded to MEDC's request for more information about the City. One of the companies from their first batch of ten selected startups, Moveworks, recently sold for \$2.85 billion. Another company in their current program, Polygraph, presented at SXSW and won Best in Show for Best Startup in the Country. Secretary Bradford complimented MEDC staff on the event at Broken Yolk that brought startups and investors together. Mr. Kowski added that these events are now bringing over 100 attendees each.

McKinney Main Street/MPAC. Cultural District Director Andrew Jones shared that it was a busy March, but they are ready for an art-filled April. This weekend is the Downtown Coffee Crawl. Other upcoming events include the Popovich Comedy Pet Theatre at MPAC on April 4, Juried Art Show at MPAC on April 5, Arts in Bloom on April 11–13, the Art in the Hall launch on April 19, Empty Bowls on April 24, and the traditional Election on the Square at Mitchell Park on May 3. He added that staff is excited about this year's Arts in Bloom with more than 150 artists registered.

McKinney Parks and Recreation. Director Amy Kinkade shared that EA Randles opened in time for Spring Break, adding that they are addressing some safety issues with a roof. Repairs are underway at Apex, including upgrades and renovations to the indoor leisure pool, which is expected to reopen on April 7. Gabe Nesbitt practice field improvements and new park signage will be bid soon. The project will be presented to the Parks Board in May and then to Council. Wilson Creek

Greenway Trail Phase 1 is complete, and Phase 2 will be bid in the Fall. The Recreation Center at Towne Lake is slated to open in June. Towne Lake Walk project will begin soon with an expected completion by late summer. McKinney Soccer Complex Phase II will begin construction after the International Girls Cup of McKinney and is expected to be completed by summer 2026. Erwin Park is nearing design completion, and construction should begin late summer. Towne Lake Dog Park and Grady Littlejohn bid documents will go out in early fall. Ms. Kinkade shared that they will be hiring two new positions, a Parks Construction Project Coordinator and a Construction Planner. The PPA (pickleball) Open was a huge success, and Ms. Kinkade expressed appreciation for Visit McKinney, Inspections, Fire Marshals, and the Parks and Recreation team. They are hosting their final hiring event for summer positions this Saturday at the McKinney Public Works-North Campus Building. At the first hiring event, they filled 106 positions. Upcoming events include the inaugural Autism Acceptance Day at Towne Lake on April 5; a commemoration event for Jamir Dabney and his family at Winifred Park on April 5; Splash into Easter at Apex on April 13; and the International Girls Cup of McKinney from April 16–20. The tournament will host 220–240 teams representing at least 12 countries. Vice Chair Riche asked about the status of the new mobile stage and if the downed trees from the storms will be taken to Erwin Park for firewood. Ms. Kinkade stated that the stage should be delivered by early fall. Additionally, the downed trees will be brought to Erwin Park for firewood. Board Member Booth asked about the advantages to bidding Towne Lake Dog Park and Grady Littlejohn projects together and inquired about the status of the Grady Littlejohn considering the heavy use of those fields with the upcoming softball season. Ms. Kinkade clarified that the two projects are being bid at the same time but not together. She added that once the design for Grady Littlejohn is complete, they can evaluate

whether the project can move forward sooner. Secretary Bradford asked for more information about the inaugural Autism Acceptance Day, and Ms. Kinkade shared that the event will be an awareness walk for family members and will feature resource tables, entertainment, and food.

25-2589 President's Report. President Cindy Schneible thanked Amy Kinkade and her team for their attached report showing the status of parks project and estimated completion date. She directed Board members to review the Parks report, the FY25 grants awarded report, and the marketing report. Ms. Schneible highlighted that the top posts on Facebook included coverage of the grants awarded, Black History Month events, and the Run for Hope event. She congratulated Linda Jones and Anahi Alvarez on their social media efforts. The deadline for the second cycle of Project Grants is Monday, March 31, and will be presented to the Board at the April meeting.

25-2590 Chair Richardson-Woods called for an update on City of McKinney special events process. Andrew Jones shared that MCDC supports and is involved in many special events throughout the City and without MCDC's support, many of these events would not be possible. A special event is defined as a temporary event or gathering of 75 or more people for a common purpose under the direction or control of a person or entity. Key elements of special events are the closure of public rights-of-way and the sale of alcoholic beverages. Typically, the process begins with prospective applicants meeting with Mr. Jones or Mr. Hearn. The permit process involves inquiry, application submission, review by City departments ahead of a committee meeting, identification of any additional fees/permits required, issuance of the permit, and finally permission to hold the event. Mr. Jones emphasized that this is a collaborative process to help applicants reach the finish line. There may be significant changes to the original proposal, but the goal is to help make the event possible. All events, including City events, follow

the same process, except for some exceptions for Library and Parks events. Larger events may require additional meetings. Key application details include insurance, park reservations/use, alcohol, traffic control, food vendors, parking, litter control, etc. The special events committee is comprised of several City departments which reviews approximately 55–60 special event and film permit applications per year. Mr. Hearn leads the committee. Fees include application fees, food inspections, tents/canopies, police services, trash services, private traffic control, and insurance. The Fire Department, Police Department, and Office of Emergency Management analyze each event and determine the number of officers needed. Permits are issued contingent on follow-through of certain requirements. The City is not liable for any damage or loss to property during setup, the event, or takedown. Event organizers must follow all permit conditions, City ordinances, and applicable laws. Permits cannot be assigned, sold, or transferred. Board Member Booth asked whether event organizers are required to submit a form listing event vendors and how sales taxes are collected from those vendors. Mr. Jones explained that most organizers are required to submit a list of vendors, but this is not required for every non-City event. However, individual vendors are required to work directly with the Texas Comptroller.

- 25-2597** Chair Richardson-Woods called for an update on Project 4B 24-06 East McKinney Learning Garden. Bruce Mead shared that the project was initiated over two years ago. It is adjacent to the TUPPS campus on Greenville Avenue, a high-traffic area that is easily accessible to the community. The goals of the garden are to address food insecurity, teach residents to grow vegetables in their own backyards, promote businesses dedicated to addressing food insecurity, and highlight agencies working on those issues. The garden's primary beneficiary partners are Hugs Café, La Tiendita, and Community Garden Kitchen.

La Tiendita will use the garden for its mentorship program, Hugs Café will use it as outdoor vocational training, and Community Garden Kitchen will use it for increased visibility. Project partners include MCDC, the City of McKinney Parks Department, McKinney Parks Foundation, Sprouts, and charter supporters. Mr. Mead added that they are close to closing out the \$230,000 grant from MCDC. The Parks Department helped with the design and provided financial support to help get the project started. MPF volunteers will help build and operate the garden. Local businesses and friends of the garden have raised over \$360,000. They will be giving \$5,000 to three high schools in MISD to create garden competitions, purchase technology and tools, and launch a propagation competition. Mr. Mead shared that they are close to finalizing their art sponsor. The garden features various vegetable/flower beds, a teaching area, picnic tables, a grain bin for storage, potting benches, and a harvest/wash area. Garden signage and art will create photo-friendly areas. Local artist Alli Koch has been selected to create garden art, including two trellises and sculptures. The bid is \$60,000, and they have secured a \$20,000 grant from the McKinney Arts Commission. The sculpture will be 180 feet from the Greenville/Louisiana roundabout sculpture with the East McKinney Learning Garden logo and grain bin art will serve as a photo backdrop. The \$60,000 budget does not include artwork on the grain bin, and they are working with Anna Terry to create colorful artwork on the bin with an expected cost around \$5,000. The grand opening event is scheduled for April 19 from 1:00 p.m.–3:00 p.m. and will feature George Dunham and The Bird Dogs. The event coincides with the ribbon-cutting ceremony for the new City Hall, creating an East McKinney projects launch. Anna Terry plans to paint live during the grand opening. Vice Chair Riche asked about vandalism at the garden, and Mr. Mead clarified that the vandalism that occurred was done by children whose parents were visiting TUPPS. They plan to post signs stating that children under 12 must be

accompanied by an adult. Donations have been received to help repair damage including broken wheelbarrows. Secretary Bradford thanked the team and asked for updates on the Woodside Village collaboration. Mr. Mead responded that they are open to supporting those types of projects, adding that they will be refreshing the garden at Webb Elementary on April 12. Board Member Kelly asked if garden sponsors will receive recognition. Mr. Mead confirmed that charter sponsors will be recognized on plaques attached to the trellises. President Schneible added that they are also working on a project sign for the garden to recognize all parties involved in the initial development, including MCDC, Parks and Rec, Parks Foundation, and the City. Board Member Wilkes expressed his desire for greater visibility for MCDC, so residents can see where their sales tax dollars are going.

- 25-2591** Chair Richardson-Woods called for an update on Project 4B 24-15, Sanchez Charities, McKinney NeighborHub. Kim Sanchez shared that the Collin County NeighborHub at McKinney's tagline is *From Hopeless to Wholeness*. This is a social services advocacy center for all, a facility where someone in need of social services can come in and meet with an advocate, who will hear their story. The advocate will be knowledgeable about Collin County resources and will direct the individual to social services they can apply for and assist with the process. Agency benefits include referral logistics. Ms. Sanchez is working with One Heart McKinney on a digital platform. Additionally, they are working on improving transportation opportunities and will offer lower-cost leases to service providers. Success measurements include financial sustainability and delivery of neighbor and agency benefits. Core tenants include Catholic Charities of Dallas, Emmanuel Labor, Neighbors Nourishing Neighbors, One Heart McKinney, and Streetside Showers. Services will include advocacy and case management, prescriptions,

educational services, hunger services, technology, data management, and rent and utility assistance. Neighbors Nourishing Neighbors is the selected food distributor. Ms. Sanchez thanked the Board for the support awarded during the initial project presentation, adding that the project has been expanded and been modified, resulting in a new building design of 30,000 square feet. They are working with various organizations including First Presbyterian Church, Grace House Community Church, Grace Presbyterian, Catholic Charities of Dallas, and the Church of Jesus Christ of Latter-day Saints. They are in the final stages of land negotiations, and the next step will be space planning. On April 12, the Run for Hope: Walk in Unity event will be hosted at Towne Lake and is designed to create awareness and raise funds for the NeighborHub. Board Member Micheletto asked if the food provider expects to see major food cuts due to the recent reductions in funding to the North Texas Food Bank. Ms. Sanchez shared that Neighbors Nourishing Neighbors is one of the top five food distributors for the North Texas Food Bank and has several local retail partners. They do not anticipate shortages at this time. Vice Chair Riche asked about the project timeline. Ms. Sanchez shared that once land negotiations are finalized within the next two weeks, they will be able to finalize design and begin construction. They are hopeful that the NeighborHub will open in 2026. Chair Richardson-Woods asked if they are still using a metal prefab building and if they are still considering the Mueller's grant program. Ms. Sanchez explained that with new financial partners, they are going a different route with building materials. She clarified that the Mueller's program is a grant-based program and only supports 5,000-square-foot buildings which is not big enough for their current design. Board Member Booth asked about services for domestic violence victims. Ms. Sanchez answered that none of the core tenants currently provide those specific services, but they need to complete space

planning in order to determine what other services they can accommodate in the NeighborHub. She clarified that they are still determining how many services can be housed in the facility and what the priority for those services should be. She added that the NeighborHub will work with a network of organizations not located at the facility. Board Member Booth asked about the potential partnership with McKinney ISD and the resources they offer to families. Ms. Booth also asked about the number of beneficiaries that are McKinney-based versus from other areas. Ms. Sanchez shared that they have not yet approached McKinney ISD, because their first goal is to complete the building process, including zoning and planning. Once that phase is complete, they will initiate a partnership with MISD. Ms. Sanchez added that they expect to attract more people from the north and east area of McKinney, but she is not able to provide an estimated number of individuals coming from other cities at this time.

- 25-2592** Chair Richardson-Wodds called for consideration/discussion/action on a request from Habitat for Humanity of Collin County to extend the term of the loan agreement executed with McKinney Community Development Corporation for Project 4B 23-15 to March 31, 2026. Director of Development John Baublis shared that Habitat has received a record number of applicants for their Neighborhood Revitalization Program. The reason for the requested extension is that engineering reports have required Habitat to demolish homes rather than repair them, because of safety issues, results of soil studies, required slab modifications, and associated monetary issues. Responding to a question, President Schneible clarified that this is the second extension request for this project. James Donaldson verified that they expect to complete the project by March of 2026. The total grant from MCDC was \$400,000; to date, \$117,000 has been used. Mr. Baublis added that the Green Street

project costs are estimated to be \$180,000, adding that have seven other pending projects referred from the code enforcement. Vice Chair Riche asked how many homes the extension will help build and asked for an explanation for the project spending delay. Mr. Donaldson explained that they hope to finish seven projects and noted that it's rare for them to encounter projects with as many issues as they have seen in this case. He added that one of the main challenges has been the difficulty in fully vetting and approving families. Over the last nine months, they have received more referrals from code enforcement, which makes the process more complicated. Treasurer Wilkes asked for clarification on the terms of the previous extensions. President Schneible explained that the first term was for one year, followed by a six-month extension, and now they are requesting a one-year extension. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Micheletto, to extend the agreement to March 31, 2026.

Chair Richardson-Woods stated that the Board will vote on three Retail Development Infrastructure grants today, and she thanked the Retail Grants subcommittee (David Kelly, Joy Booth and AJ Micheletto) for their time and analysis of each application.

25-2593 Chair Richardson-Woods called for consideration/discussion/action on a Retail Development Infrastructure grant application submitted by Sugar Rush Holdings, LLC (dba Cami Cakes) (RI 25-01) in an amount of twenty-five thousand three hundred and 25/100 Dollars (\$25,332.00) for relocation of a grease trap at the site of their bakery located at 2950 Craig Drive, Suite 302, McKinney, Texas. Amount represents 75% of the total project cost. Board Member Kelly shared that the Retail Development Subcommittee is comprised of Board Member Booth, Board Member Micheletto, and himself. They met and reviewed each application with consideration to eligibility of the project – location, viability of each

project, and the ability of the project to create a new or expanded business and reached consensus on all three applications. For this application, the subcommittee considered the Board's comments and discussion during the February meeting and is recommending no funding. Board members unanimously approved a motion by Board Member Kelly, seconded by Board Member Micheletto, to deny funding this project as recommended by the subcommittee.

25-2594 Chair Richardson-Woods called for consideration/discussion/action on a Retail Development Infrastructure grant application submitted by The Cotton Mill (RI 25-02) in the amount of twenty-three thousand seven hundred forty-five and NO/100 Dollars (\$23,745.00) for construction of a sidewalk connecting two parking lots to provide direct access to retail shops at The Cotton Mill and the installation of security lighting along the new walkway. Amount represents 75% of the total project cost. On behalf of the subcommittee, Board Member Kelly recommended funding the item in an amount of \$23,745. Board members unanimously approved a motion by Board Member Kelly, seconded by Board Member Booth, to approve the item in an amount of \$23,745 as recommended by the subcommittee.

25-2595 Chair Richardson-Woods called for consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Samaritan Inn, Inc. (RI 25-03) in an amount of ten thousand eight hundred and NO/100 dollars (\$10,800.00) for installation of wrought iron security fencing surrounding the Inn Style Retail Store, Located at 103 East University Drive, McKinney, Texas. Amount represents 75% of the total project cost. Board Member Kelly stated that the subcommittee determined that eligible expenses in the application were \$12,600. On behalf of the subcommittee, he recommended funding the item in an amount of \$9,450, which is 75% of the eligible expenses. Board

members unanimously approved a motion by Board Member Kelly, seconded by Board Member Micheletto, to approve the item in an amount of \$9,450 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. Board Member Booth shared appreciation for the Boys and Girls Club Gala preview at the Cotton Mill. Vice Chair Riche shared that the Chamber Awards was a great event and added that Mrs. Tomes was appreciative that Bob Tomes was recognized with MCDC's Quality of Life Award. He added congratulations to David Craig for receiving the Outstanding Citizen Award. Board Member Kelly recognized the Public Works team for their quick response after the storm and thanked them for their work. Secretary Bradford thanked all the award recipients at the Chamber Community Awards. She thanked the Board for their continued support toward the Woodside Village collaboration. She shared that she attended the East McKinney Community Conversation and thanked Mayor Fuller, Paul Grimes, Jennifer Arnold, Torrey Brown, and Tammy Tervooren for their continued support of the East McKinney liaison committee. Chair Richardson-Woods thanked the Board for everything they do and wished a happy birthday to Vice Chair Riche and Linda Jones, thanking them for their representation in the City.

Chair Richardson-Woods recessed the meeting into executive session at 9:36 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters including Project Hemispheres, Venu/Notes Live, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project Mirage, and Craig Ranch Resort Hotel.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:06 a.m.

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

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Micheletto, to adjourn. Chair Richardson-Woods adjourned the meeting at 10:07 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 April 24, 2025.

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID RICHE
Board Vice Chair

ATTEST:

DEBORAH BRADFORD
Board Secretary