

**JOINT MEETING OF THE MCKINNEY CITY COUNCIL AND
MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

FEBRUARY 18, 2025

The McKinney Economic Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, February 18, 2025, at 4:00 p.m.

This meeting was broadcast live on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>.

Council members Present: Mayor George Fuller, Mayor Pro Tem Geré Feltus, Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones.

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

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Administrative Assistant Sheridan Burns, City Secretary Permits Technician Katelyn Hardaway, MEDC President Michael Kowski, MEDC Senior Vice President Michael Talley, MEDC Executive Assistant Melanie Molina, MEDC Marketing & Social Media Manager Luke Gajary, MEDC Director of Business Retention & Workforce Development Madison Clark, MEDC Project Manager Mike Wilkes, MEDC Marketing & Special Events Coordinator Shannon Roberts, MEDC Business Intelligence Analyst Erick Rodriguez, Executive Office ICMA Fellow Larenz Taylor, Chief Financial Officer Mark Holloway, MCDP President Cindy Schneible, Audio/Video Technician Joshua Arias, Executive Office Supervisor Blanca Garcia, Executive Assistant to the City Manager Amy Jeter, and Director of Emergency Management Karen Adkins. There were ten (10) members of the public present in the audience including these appointed officials of the city: Capital Improvements Advisory Committee member Steve Wilson, MCDP Board member David Riche, and MCDP Board member Chris Wilkes.

Mayor Fuller on behalf of the McKinney City Council and Chairman Loughmiller on behalf of the McKinney Economic Development Corporation called the joint meeting to order at 4:07 p.m. after determining a quorum of their respective governing bodies were present.

Mayor Fuller called for Public Comments and there were none.

25-2447 Mayor Fuller called for a presentation from MEDC President Michael Kowski with no action taken. MEDC President Kowski announced in 2024 for MEDC, there were 15 projects closed, 82 acres of MEDC - owned land activated, \$500 million dollars' worth of projects announced, 1,800 jobs announced, 176 Innovation Fund applications received, 13 podcast episodes released, 50 public speaking engagements completed, and two International EDC awards received. President Kowski noted that is \$8 billion of economic impact over 20 years, and 1 million future visitors on MEDC land. President Kowski noted project wins with VENU, Cannon Beach, and Maverick Power. President Kowski announced there were over \$24 billion in business purchases in McKinney in 2024 (Encore Wires, SRS Distribution, Independent Financial). President Kowski announced out of the 12 Community Impact covers in 2024, three of those were MEDC stories. For the most-clicked stories of the year, the story on the surf park was number three and the story on VENU was number six. MEDC SVP Michael Talley was part of the top 50 economic developers in North America. President Kowski announced within the MEDC Board, we have the Governance, Finance, Innovation, Marketing and Real Estate committees. President Kowski thanked the Board for their hard work and dedication. President Kowski gave a shout-out to MEDC staff for their work. President Kowski announced the guiding principle MEDC adopted in 2024 was AGILE (attract, grow, innovate, lead, engage). President Kowski announced he would like to allow Chairman Loughmiller to say a few words before presenting the 2025 goals. Chairman Loughmiller announced it is

important for the public to understand we are charged not only by City Council but by the state to use funds for projects that not only meet statutory requirements but benefit the City from an economic standpoint. As we look at projects, those are all projects specific to what we are supposed to be doing as an entity. Success breeds success, but it also breeds challenges as we continue to receive sales tax dollars. Chairman Loughmiller noted we have people who are willing to shop in McKinney and this allows us to continue to exist and fund projects. Chairman Loughmiller thanked City Council for their support. President Kowski discussed MEDC goals for 2025 that follow the AGILE pillars. Attract; identify locations for a hotel and convention space, identify locations for 200,000+ square feet of Class A+ office, master plan around the McKinney Sheraton Hotel, provide continued support for TKI Airport, approve a path forward for Lake Forest/121, complete a labor market study, purchase 100+ acres of land. Grow; create an Employee Resources Guide (Business Retention, Expansion), prepare a summary report on the educational landscape, complete a workforce development plan, develop a workforce development funding program. Innovate, update the Innovation Fund program and services, stand up an MEDC-managed startup-focused office, support the development of coworking spaces, execute a campaign to relocate start-ups to McKinney, and attract a corporate entity to support startups. Lead; create incentive scorecards to benchmark performance, update incentive structure with a downtown focus, host a minimum of three (3) annual joint meetings, [become a] reaccredited Economic Development Organization. Engage; update logo and associated branding, host at least one (1) professional event in McKinney, expand the Byron Nelson's consultant presence, and update digital campaign strategy. Mayor Fuller congratulated President Kowski and the MEDC team for their work.

Mayor Fuller called for Public Comments and there were none.

Mayor Fuller called for the Executive Session at 4:26 p.m., in accordance with the Texas Government Code:

- A. Section 551.071(2) Consultations with Attorney on Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.072. Deliberations about Real Property
 - 42.5348 Acres in the George Fitzhugh Survey, Tract 8, City of McKinney
 - Strategic Real Estate Acquisitions
- C. Section 551.087. Deliberation Regarding Economic Development Matters
 - Craig Ranch Resort Hotel
 - Project Hemispheres
 - Project Mirage
 - Project Terrigen

The joint meeting members returned from Executive Session at 4:52 p.m. taking no action on items discussed in Executive Session.

City Council unanimously approved the motion by Council member Cloutier, seconded by Mayor Pro Tem Feltus, and MEDC Board members unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Hamilton, to Adjourn the meeting at 4:52 p.m.

These minutes were approved by the MEDC members on May 20, 2025, and referred to the City Council Regular Meeting of June 3, 2025.

SIGNED:
McKinney Economic Development Corporation

BRIAN S. LOUGHMILLER
MEDC Chairman
KURT KUEHN
Vice Chairman

THAD HELSLEY
Secretary/Treasurer

McKinney City Council

GEORGE C. FULLER
Mayor
GERÉ FELTUS
Mayor Pro Tem

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary