

McKinney Community Development Corporation
Potential Projects Subcommittee
May 13, 2025

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:50 p.m. on May 13, 2025, at the MCDC office located at 7300 SH 121, Suite 200, McKinney, Texas.

MCDC Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Riche and Treasurer Chris Wilkes.

Staff Present: Director of Engineering Gary Graham, CIP Manager Blake Sills, Senior Engineer Paul Tucker, and MCDC Grant Program and Marketing Manager Linda Jones.

The Potential Projects committee met with the City Engineering team to discuss the status of the Chestnut Water Tower project. Linda Jones shared the project history including:

- MCDC approved \$500,000 for LED lighting for the tower in May 2024;
- At time of grant approval, the total renovation project was estimated to be about \$2.6 million.
- The original construction schedule indicated a project completion of March 2025.
- Project agreement term expires June 30, 2025.

Gary Graham stated that after two bidding cycles, they received a bid from one contractor. That bid submitted was for a total of \$3,949,789. Discussion included:

- If the tower stands, it requires structural work and grounds remediation.
- Maximum bid adjustment after contract is signed is 25%.
- Goal going forward is to seek value engineering options for the renovation of 25% (\$987,447.25) which could potentially reduce total project cost to \$2,962,342.
- Cost of demolition is estimated at \$500,000 plus T-Mobile contract reconciliation of \$250,000.
- The demolition cost is \$750,000, so this is the minimum cost to address the project.

Potential Projects Committee agreed to keep MCDC funding at \$500,000.

Engineering will continue internal discussions within their department and with City Manager. Engineering will likely request an extension to the agreement at the MCDC May or June regular Board meeting.

Meeting adjourned at 5:45 p.m.

These minutes were approved by the Board on June 26, 2025.

ANGELA RICHARDSON-WOODS
Chair
DAVID RICHE
Vice Chair

DEBORAH BRADFORD
Secretary