

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

FEBRUARY 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, February 27, 2025, at 8:02 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 Pro Tem Geré Feltus and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Kim Flom, Accounting Manager Chance Miller, Assistant Director of Parks and Recreation Ryan Mullins, MEDC President Michael Kowski, Director of Cultural District Andrew Jones, Visit McKinney Director Aaron Werner, City Secretary Empress Drane, 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 8:02 a.m. after determining a quorum was present. Secretary Bradford offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for public comments on non-public hearing agenda items. Ruth Thompson, Founder of Hugs Café, thanked the Board for their consideration of their grant request. She shared that the new Hugs Headquarters will support adults with intellectual and developmental disabilities. Hugs Café is recognized as a national leader in employing adults with intellectual and developmental disabilities. Having their training academy and café in one building will allow them to showcase their mission. Benjamin Jennings shared that he works in the kitchen at Hugs and serves as an official ambassador. He requested the Board's support of their request.

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 items:

- 25-2479** Minutes of the McKinney Community Development Corporation of January 23, 2025.
- 25-2480** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 5, 2024.
- 25-2481** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee of January 14, 2025.
- 25-2482** Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of January 15, 2025.
- 25-2483** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 3, 2025.
- 25-2484** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented the December and January financials. For December, revenues were \$2.3 million, primarily from sales tax. Expenses totaled \$534,000 including \$417,000 in project expenses. Regarding sales tax, December numbers apply to October. McKinney saw an increase of 8.6% compared to an 11% decrease for Allen, an 11% increase for Plano, and a 13% increase for Frisco. McKinney's year-to-date increase is 4.7% with a true increase of 5.5% after audit corrections. For January, revenues were \$2.1 million, primarily from sales tax. Expenses totaled \$670,000, including \$175,000 in project expenses. Regarding sales tax, January numbers apply to November. McKinney saw a decrease of 4.5% compared to a 4.9% decrease for Allen, a 3.4% increase for Plano, and a 5.5% decrease for Frisco,

indicating that the economy was not as active as during the same period a year ago. Mr. Miller added that retail trade showed a minimal increase of 1% during this period. He added that several industries that were down pay quarterly, so those taxes will be received next month. Treasurer Wilkes asked if Mr. Miller had observed any national trends that aligned with McKinney's retail trade, and Mr. Miller stated that he has not seen a correlation.

25-2485 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods shared that she attended the Black History Month CEO Series event featuring Roland Parrish. She looks forward to attending the Chamber Awards and presenting the MCDC Quality of Life Award. She shared appreciation for Kim Flom's contributions and dedication during her time as Assistant City Manager and presented Ms. Flom with mementos from McKinney and MCDC and a poem. Ms. Flom thanked the Board for their partnership and commitment to the community, adding that she will miss McKinney and its people.

City of McKinney. City Manager Paul Grimes expressed gratitude for Kim Flom's leadership and commitment and confidence that she will do well in her new role. The City is in the final stage of interviews for a new Assistant City Manager. A Council candidate orientation will be held on March 7, where candidates will have the opportunity to meet staff and learn about major projects. Council will hold a joint meeting with MISD School Board on February 28. Grand openings for the City Hall and East McKinney Learning Garden are scheduled for April 19. On March 8, Mr. Grimes will serve on a panel at the North Collin County Neighborhood Conference. Mr. Grimes shared that Paul Sparkman is retiring after 37 years with the City, and his contributions are greatly appreciated. Board

Member Kelly expressed his appreciation for Mr. Sparkman's dedication and community involvement.

Visit McKinney. Director Aaron Werner announced that the Professional Pickleball Association Tour will host its Texas Open at the Courts of McKinney on March 12-16. Currently more than 675 players are registered, and 3,000 spectators are expected. Tickets are on sale now, and the tournament will be televised on Pickleball TV, FS1, and FS2. The Courts will host the International Girls Cup of McKinney April 16-20 with over 200 teams, including six international teams competing. TUPPS will host a kickoff ceremony for that event with an anticipated attendance of more than 3,000. The CJ Cup Byron Nelson Tournament is May 1-4, and Visit McKinney has been working closely with the Salesmanship Club to create more opportunities for a more visible presence for the city and increased fan interaction during the tournament.

McKinney Economic Development Corporation. President Michael Kowski announced that preparations for the Byron Nelson Tournament are underway for MEDC. The Governor's office, in coordination with Texas Economic Development Corporation, has identified three signature events including the Byron Nelson. Representatives from the Governor's Office may be attending the tournament. The groundbreaking for Venu/Notes Live is scheduled for late April or early May. Mr. Kowski and Aaron Werner met with the new owner of the Sheraton Hotel to discuss long-term plans, which include renovations and potential expansions. Additionally, Mr. Kowski shared his excitement about bringing Cannon Beach to McKinney.

McKinney Main Street/MPAC. Cultural District Director Andrew Jones shared that holiday season trolley pins can be collected at Visit McKinney. He thanked Deborah Bradford and Linda Jones for participating in the Main Street strategic planning meeting, adding that their team is working closely with TRG to develop a new messaging

strategy for Downtown. The Visit McKinney team visited the historic square in Georgetown, Texas and had the opportunity to meet with their team. Upcoming events include 12 Angry Jurors at MPAC on February 28-March 2, Krewe of Barkus on March 2, and the Texas Tenors on March 22. Mr. Jones shared that Main Street has two grant opportunities available, the Project Outreach Grant and Art in the Hall. Art in the Hall will bring local art into the new City Hall building for display and purchase.

McKinney Parks and Recreation. Assistant Director Ryan Mullins shared that repairs are underway at Apex, including upgrades and renovations to the indoor leisure and outdoor pools, which will be completed by the end of March. Improvements at Gabe Nesbitt fourplex and practice fields are scheduled for construction bidding soon. The contract for the Towne Lake Light Walk has been signed, and that project should be completed by Fall 2025. Wilson Creek Greens Trail Phase I is expected to be completed by summer, with construction bidding for Phase II going out soon. The Recreation Center at Towne Lake should be completed by the summer. McKinney Soccer Complex Phase II will be presented to Council for approval next week. Civil designs for Erwin Park are 90% complete, and construction should begin late summer. Mr. Mullins shared that there were more than 2,000 participants at the Trout Derby event at Towne Lake Park. The hiring event on February 15 resulted in hiring more than 100 people, and the next hiring event is scheduled for March 29 at the North Campus of Public Works. The Parks team is excited about the PPA Open and the International Girls Cup of McKinney. Vice Chair Riche asked if Erwin Park will be closed during construction, and Mr. Mullins verified that there will be some closings, and the public will be notified. Board Member Kelly asked about the location of fish at the Towne Lake derby, and Mr. Mullins shared that the concentration of fish makes for better fishing and ensures fewer fish will remain when the water becomes too warm, for them to survive, in

summer. Board Member Booth asked about the status of the restrooms at Grady Littlejohn, and Mr. Mullins said the project is on schedule, but he does not have the exact completion date.

25-2486 President's Report. President Cindy Schneible directed Board members to the attached report on grants awarded in FY25. She thanked Linda Jones, Anahi Alvarez, and the Communication & Marketing team for creating the flyer illustrating a recap of grants awarded in FY 24. Ms. Schneible called special attention to two detailed final reports attached to the agenda from Millhouse Foundation and Hope Hardware. Project Grant Cycle II will be open March 1-31, and applications will be presented to the Board in April. Ms. Schneible added her appreciation for the CEO breakfast featuring Roland Parrish.

25-2487 Chair Richardson-Woods called for an update on Roy and Helen Hall Library Re-imagined. Director of Libraries Spencer Smith shared that the vision for the library to serve as a vibrant community hub and gateway to Downtown. More than 400 attendees attended the Library's Mardi Gras event this year, and the goal is for the library to become an everyday destination for the next generation. Renovation plans include youth and teen-specific spaces, improved indoor/outdoor flow, updated technologies, increased public meeting space, and a local history center, providing unique and expanded learning experiences that patrons cannot receive elsewhere. The renovated first floor will include a consolidated staff area, teen room, public meeting rooms, family restrooms, comfort/nursing room, increased square footage, an added elevator, improved youth area, improved traffic flow, improved visibility, increased storage, updated technology, a 24-hour book return, more durable finishes, and renovated lawn space. The Dulaney Room will be available for public meeting space. The restrooms will be single use with

vacant indicators and sensors that alert staff in case of health emergencies. Plans include a dedicated teen area for teen tutoring programs, and scholarships will be offered to high school seniors who volunteer at least 20 hours at the library in a year. Instead of a computer lab, laptops will be available for checkout for in-house use. A larger, open lawn area will create space for new and expanded events. The material in the lobby area will include sound-baffling elements to control noise. A split-flap board will be in the lobby to display ongoing library programs. The flooring in the kids' area will be made from recycled children's sneakers, making it more comfortable and easier to maintain. The second floor will include a 26-foot planetarium with 55-person seating, a 2,500-square-foot exhibit and cultural activity space for rotating exhibits, nine study rooms, more restrooms, a local history research room, a dedicated quiet wing, increased seating, improved traffic flow, improved visibility, increased storage, traditional library space, and updated technology. The planetarium seats will be removable so that the space can also be used to host events. The estimated project start date is June 2025, with completion and grand reopening anticipated in summer 2026. The library will be closed during construction, but pop-up programs and pop-up delivery of materials will be hosted in various locations. Post-renovation expectations include more than 100,000 additional Downtown visits annually, a busier location than John and Judy Gay Library, fewer seasonal variations, and a measurable impact on area businesses. Mr. Smith shared that John and Judy Gay Library is one of the busiest libraries in Texas. Staff will develop specific KPIs for measuring the actual economic impact on local businesses in Downtown. Chair Richardson-Woods shared appreciation and excitement for the renovation project. Secretary Bradford added her enthusiasm for the pop-ups, and Mr. Smith added that locations for the pop-ups are still undecided. Treasurer Wilkes suggested working with Andrew Jones for

some larger event, and Mr. Smith shared that he and Andrew are already discussing how to maximize the economic impact of the planetarium and expanded opportunities.

25-2488 Chair Richardson-Woods called for consideration/discussion/action on increasing Promotional and Community Event Grant award for application submitted by McKinney Main Street (PC 25-13) to correct an error in amount awarded on January 23, 2025, for the advertising, marketing and promotion of the 2025 Arts in Bloom Event, to \$13,000.00. Chair Richardson-Woods and Board Member Booth explained that in the last meeting, there was an error in the subcommittee's reporting. The purpose of this action is to approve the grant amount as originally intended by the subcommittee. Board members unanimously approved a motion by Board Member Booth, seconded by Treasurer Wilkes, to approve this grant in the amount of \$13,000.00 as recommended by the subcommittee.

25-2489 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Hugs Café (4B 25-01) in the amount of nine hundred seventy thousand and NO/100 dollars (\$970,000.00) for infrastructure costs associated with the construction of a new Hugs Headquarters to be located at 803 Green Street, McKinney, Texas. Amount represents 9.7% of total project cost. Board Member Kelly said that after thorough consideration, he supports the full funding request submitted for the Hugs Café project. Board members unanimously approved a motion by Board Member Kelly, seconded by Secretary Bradford, to approve the item in an amount of \$970,000 as requested.

25-2490 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by the Collin County History Museum

(4B 25-02) in the amount of thirty-one thousand four hundred seventy-five and NO/100 dollars (\$31,475.00) for the purchase of equipment and materials to be used for collecting and preserving historic artifacts for exhibits, shelving and cases for storage of artifacts, museum exhibits, and mobile workstations. Amount represents 100% of total project cost. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Micheletto, to approve the item in an amount of \$31,475 as requested.

25-2491 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by McKinney Parks Foundation (4B 25-03) in the amount of twenty thousand and NO/100 dollars (\$20,000.00) to fund purchase of a Polaris Sportsman ATV and a Bosski 1600 UT trailer accessory to facilitate trail improvement projects. Amount requested represents 100% of total project cost. Board Member Booth expressed her appreciation for the Parks Foundation's partnership with DORBA. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Bradford, to approve the item in an amount of \$20,000 as requested.

25-2492 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by ClubCorp NV XXVI, LLC (Invited Clubs) (4B 25-04) in an amount of one million five hundred thousand and NO/100 Dollars (\$1,500,000.00) for infrastructure and site improvements to stabilize erosion of the creek at TPC Craig Ranch located at 8000 Collin McKinney Parkway, McKinney, Texas. Board Member Wilkes stated that he would support this if an extended Byron Nelson agreement is signed, as discussed in the January meeting. Board Member Kelly made a motion to approve this agenda item in an amount of \$1.5 million as a reimbursement grant, payable upon completion and acceptance of the work, with the further condition that such amount be payable only

upon verification of the PGA's renewal of its contract with the Salesmanship Club to hold the CJ Cup Byron Nelson at Invited TPC Craig Ranch through and including 2033. This motion was seconded by Vice Chair Riche. Board Member Booth asked about the significance of the year 2033, and Board Member Kelly explained that 2033 represents eight additional tournaments, which is the current extension being considered and discussed between the parties. Board members unanimously approved the motion to approve this grant request for \$1.5 million with conditions set forth in the motion.

25-2493 Chair Richarson-Woods called for consideration/discussion/action on a Project Grant Application submitted by Habitat for Humanity of Collin County (4B 25-05) in the amount of four hundred eleven thousand four hundred fifty-Five and NO/100 dollars (\$411,455.00) to support construction of ten townhomes (five units with two townhomes each) in the Cotton Groves development located on Kings Row in East McKinney. Board members unanimously approved a motion by Board Member Booth, seconded by Treasurer Wilkes, to approve the item in amount of \$415,555 as requested.

25-2494 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by The City of McKinney (4B 25-06) in the amount of thirty million and NO/100 dollars (\$30,000,000.00) for the construction of eastside airport infrastructure and passenger terminal elements including taxiways, aprons, and other airport facilities, at McKinney National Airport, 1508 Industrial Blvd, McKinney, TX 75069. President Schneible shared that staff received comments regarding the airport via email, with eight people opposed and 21 in favor. Assistant City Manager Barry Shelton stated that more information will be provided by their financial advisor at the joint meeting with CDC, EDC and Council on March 18. Chair

Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Secretary Bradford, seconded by Board Member Kelly, to close the public hearing. Treasurer Wilkes asked whether comments made via email are considered public comments, and Linda Jones clarified that only public comments made during the meeting are considered official public comments. Board members unanimously approved a motion by Board Member Micheletto, seconded by Vice Chair Riche, to table the item to the March 18 joint meeting.

25-2495 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Cannon Development Company Texas, LLC (4B 25-07) in an amount of four million and NO/100 dollars (\$4,000,000.00) for infrastructure improvements to land located at the northeast intersection of State Highway 121 and Stacy Road in McKinney, Texas in preparation for the construction of cannon beach, a mixed-use adventure entertainment destination. Vice Chair Riche, Board Member Booth, Board Member Kelly, and Chair Richardson-Woods expressed their excitement for this project and thanked the MEDC team for bringing it to McKinney. Treasurer Wilkes noted that the land for this project is currently owned by MEDC and will generate both property tax and substantial sales tax, converting unused land into a revenue source for the City. Board members unanimously approved a motion by Board Member Kelly, seconded by Board Member Micheletto, to approve the item in amount of \$4,000,000 as requested.

25-2496 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Heritage Guild of Collin County (4B 25-08) in the amount of twenty-five thousand four hundred eighty-one and No/100 dollars (\$25,481.00) for site improvements to correct drainage issues and to secure the foundation of the Dulaney Cottage at

Chestnut Square Heritage Village, located at 315 S. Chestnut in McKinney. Amount requested represents 63% of total project cost. Board Member Booth shared her support for this request and expressed her appreciation for Executive Director DeAnna Stone and the staff for their efforts in expanding private donation efforts. She added that this agenda is filled with a variety of projects from large-scale innovative opportunities to historic preservation. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Bradford, to approve the item in amount of \$25,481 as requested.

25-2497 Chair Richardson-Woods called for a Public Hearing and 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 thirty-two and 25/100 dollars (\$25,332.25) 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 Booth asked for clarification on the amount the applicant was requesting, and Jonathan Dorce clarified that the total project cost is \$33,776, and they are requesting 75%. Board Member Kelly asked for clarification on the maximum amount that can be requested from MCDC for Retail Development Infrastructure Grants. President Schneible explained that MCDC can fund 75% of eligible project costs up to a maximum of \$50,000. She clarified that when grants are approved, they are paid on a reimbursement basis, and all submissions for reimbursement are verified for eligibility before funding is issued. Mr. Dorce shared that he is part-owner of Cami Cakes in McKinney. The company's mission is to "Create Happiness, One Cupcake at a Time." Their quality products include signature cupcakes and cakes, fresh quality ingredients, and a unique retail experience. They are requesting

\$25,332.25 for relocating the grease trap. Project elements include digging out the grease trap from its current position, installing it in the new location, trenching, equipment, and piping needed to redirect grease flow. The Eldorado Plaza owners, Whitestone Reit, are requesting the relocation of the grease trap. Mr. Dorce shared that the Eldorado location will serve as their main hub distributor and kitchen as they expand with more locations in the area. Cami Cakes has been open since July 2024 and has reached gross sales of \$145,000, and they are on track to generate approximately \$350,000 in their first year, with projected gross sales of \$500,000 by 2027. Chair Richardson-Woods and Board Member Kelly sought clarification on their reasoning for requesting funding for the grease trap relocation and what funding support will be provided by the plaza owner. Mr. Dorce shared that the plaza owners did not anticipate complaints about the grease trap from other tenants. One month's rent has been offered to compensate for any business interruption. Plaza customers have complained about the odor and cleaning process of the grease trap. Board Member Kelly asked if the grease trap placement was approved by the plaza owners when it was first installed, and Mr. Dorce confirmed that it was. Vice Chair Riche and Board Member Kelly both shared their perspective that the plaza owners should take responsibility for the cost of relocating the grease trap. Board Member Booth asked if they had considered different cleaning schedules to address the complaints, and Mr. Dorce stated that complaints occurred regardless of the cleaning time, and tenants/customers reported that grease was spilling through the manhole. Chair Richardson-Woods verified with Mr. Dorce that the grease trap complies with City code. Mr. Dorce expressed his appreciation to the Board for their comments and suggestions. There were no public comments. Board members unanimously approved a motion by Board Member Booth, seconded by Vice Chair Riche, to close the public hearing.

25-2498 Chair Richarson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application (RI 25-02) submitted by The Cotton Mill 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. Chandler Casey reminded Board members that The Cotton Mill is home to several retail businesses, an event hall, and a coffee shop. Funds are requested to construct a sidewalk on the north side of the building. There is currently no sidewalk for a portion of the area along Elm Street, which has caused safety concerns. Many large events over-flow into the main hallway, and non-event shoppers will avoid cutting through an event by walking around the building, along or in the street, leading to concern for the safety of visitors to The Cotton Mill. The sidewalk currently in place is separated by the building and does not connect the two parking lots along Elm. The infrastructure costs include \$14,228 for the sidewalk, \$7,000 for a metal fence and guardrail, \$6,000 for testing services and quality control, \$4,432.50 for civil engineering, and an assumption of \$2,000 for permit costs. The total cost is \$31,600, and they are requesting \$23,745, 75% of the total cost. Board Member Booth asked how they manage their large owner distributions and whether tenants are charged maintenance fees for shared spaces. Mr. Casey clarified that owner draws were used for partners to pay taxes from the sale of land to Presidium. He added that they do not charge triple-nets or additional fees, keeping their rents below market rates for their creative tenants. Board Member Kelly asked whether this request should fall within the City's responsibility. Mr. Casey shared his understanding that since the sidewalk was installed at a

certain point in time, it no longer falls under the City's responsibility, adding that as private property, the owner is responsible. Board Member Kelly expressed hope that the City would continue to address sidewalk issues on the east side and improve pedestrian safety. He requested clarification regarding the City's responsibility for sidewalks. Vice Chair Riche and Chair Richardson-Woods asked about the location of the wrought iron fence and whether utility poles would impact its placement. Mr. Casey responded that the fence would be along the street, and he will share those civil plans with the Board. Vice Chair Riche asked about the impact on utility lines and the cost of security lights. Mr. Casey responded that a water meter is located there but can be moved. The light fixtures cost \$8,000, with labor and electricity totaling approximately \$5,000. Treasurer Wilkes confirmed that this request is eligible for funding but noted that if the City is responsible for the sidewalk, that should be considered. There were no public comments. Board members unanimously approved a motion by Secretary Bradford, seconded by Board Member Micheletto, to close the public hearing.

25-2499 Chair Richardson-Woods called for a Public Hearing and 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. Chief Operating Officer Dennis Seeman stated that the project goal is to construct a fence around the Inn Style store to enhance security and safety for customers and employees. The Samaritan Inn's mission is to provide a comprehensive housing program that supports individuals in achieving dignity and gaining independence. The Samaritan Inn offers three

programs, including Front Door, INNspire, and Gateway. The INNspire program includes case management, counseling, mental health services, financial support, and financial literacy. The Gateway program provides housing for graduates of the INNspire program. The Inn Style retail store serves as a source of revenue diversification for services. Revenue is generated from donations, community members, and corporations. The Inn Style store provides 18% of the organization's funding, and 100% of the income from the sales of donated merchandise at the store goes back to support the residents at the Samaritan Inn. The goal is to install a perimeter fence that is durable and provides adequate security to prevent unwanted access to the donation area. The main issue is increased incidents of illegal dumping and other unlawful activity despite signage and security cameras. There is currently no physical barrier to secure the property and deter illegal dumping or unlawful activity. Treasurer Wilkes asked for clarification on the design of the fence. Mr. Seaman shared that it will be an eight-foot-tall, see-through wrought iron fence, which will help address the loitering problems on the grounds. Board Member Micheletto asked if they had considered installing a drop-off door. Mr. Seeman stated that a drop off door would not help with the larger items received. Board Member Booth asked if the fence would impact the street or sidewalk and whether funding was being sought from any other surrounding cities. Mr. Seeman responded that the fence would not border the sidewalk since it will be located at the back of the property. He stated that they are not requesting funding for this project from other cities, but they do receive grants from surrounding cities for other projects and services. Mr. Seeman shared that ACE Fence will be contributing \$6,400 toward the installation of the fence. Board Member Booth asked where they would seek additional funding if MCDC did not approve the request, and Mr. Seeman responded that they have no other funding sources. Vice Chair Riche asked if Samaritan

Inn's 25% contribution is coming from ACE Fence, and Mr. Seeman confirmed. President Schneible stated that she will provide clarification regarding how a 25% in-kind contribution impacts the grant request. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Micheletto, to close the public hearing.

25-2500 Chair Richardson-Woods called for consideration/discussion/action on a Request from Lelo's Coffee Co. for a second extension to the term of the loan agreement executed with McKinney Community Development Corporation for Project RI 23-01 to April 15, 2025. President Schneible shared that Derek Davis could not attend today's meeting. She reported that the project is well underway, and they are requesting a six-week extension to complete the necessary infrastructure work and receive reimbursement for the coffee shop. The demolition of the brick building is complete, and they are currently working in the silo, where they will roast and serve coffee before transitioning operations to the brick building once it is finished. Board members unanimously approved a motion by Board Member Micheletto, seconded by Vice Chair Riche, to extend the agreement to April 15, 2025.

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 Micheletto shared appreciation to Board members who attended the LoveLife event. Secretary Bradford wished the best for Kim Flom, thanking her for her leadership and involvement in various City projects. She added that she enjoyed the Annual McKinney Chamber meeting. Ms. Bradford appreciated the Main Street strategic planning meeting and is looking forward to seeing results from brainstorming. Board Member Booth thanked City staff for the new Council Chambers. Treasurer Wilkes noted that he is looking forward to hearing the Council and Mayoral candidate debates. Vice Chair Riche expressed

appreciation for those who consistently attend events and said he is looking forward to the Chamber Awards. Chair Richardson-Woods shared that she enjoyed the LoveLife event and is proud to be part of a giving City. She expressed excitement about recognizing the award recipients at the Chamber Awards. She also noted that Black History Month has been a great success and thanked Dr. Geré Feltus for her continued efforts.

Chair Richardson-Woods recessed the meeting into executive session at 10:30 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters included Project Hemispheres, Venu/Notes Live, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project Mirage, Craig Ranch Resort Hotel, RI 25-01 (SugarRush Holdings), RI 25-02 (Cotton Mill), and RI 25-03 (Samaritan Inn).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:52 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Wilkes, seconded by Board Member Booth, to adjourn. Chair Richardson-Woods adjourned the meeting at 10:53 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 March 27, 2025.

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID RICHE
Board Vice Chair

ATTEST:

DEBORAH BRADFORD
Board Secretary

