

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 22, 2024

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, August 22, 2024, at 8:00 a.m.

Board Members Present: Vice Chair David Kelly, Secretary David Riche, Treasurer Deborah Bradford, Board Members Joy Booth and Chris Wilkes, and Board Alternate Markus Lloyd.

Absent: Chair Angela Richardson-Woods.

City Council Present: Mayor George Fuller, Mayor Pro Tem Geré Feltus, and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Accounting Manager Chance Miller, Director of Parks and Recreation Amy Kinkade, Assistant Director of Parks and Recreation Ryan Mullins, Parks Planning and Development Manager Jenny Baker, Parks Planning Manager Jill Yount, MEDC Senior Vice President Michael Talley, Director of Cultural District Andrew Jones, MCDC Grant Program and Marketing Manager Linda Jones, and MCDC Administrative and Marketing Coordinator Anahi Alvarez.

There were several guests present.

Vice Chair Kelly 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.

Vice Chair Kelly called for a motion on consent items. Board members unanimously approved a motion by Secretary Riche, seconded by Board Member Lloyd, to approve the following consent items:

- 24-1851** Minutes of the McKinney Community Development Corporation Meeting of July 25, 2024.
- 24-1852** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of June 20, 2024.

- 24-1853** Minutes of the McKinney Community Development Corporation Special Meeting of July 9, 2024.
- 24-1854** Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 10, 2024.
- 24-1855** Minutes of the McKinney Community Development Corporation Finance Committee Meeting of July 11, 2024.
- 24-1856** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 26, 2024.

Vice Chair Kelly recessed the meeting into Executive Session at 8:08 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters included Project 4B24-09 (McKinney Parks & Recreation), Parks Reallocation Request, Project 4B24-10 (Boys & Girls Club of CC), Project 4B24-11 (YMCA of McKinney), Project 4B24-12 (McKinney Parks & Recreation), Project 4B24-13 (Habitat for Humanity of CC), Project 4B24-14 (McKinney Main Street), Project 4B24-15 (Sanchez Charities), Project 4B20-09 (TUPPS Brewery & Entertainment Destination), Project 4B17-04 (Craig Ranch Resort Hotel), Project RI24-09 (Hope Hardware Building), Project RI24-10 (Hamm's), Notes Live/Venu, Project Hemisphere, Project Terrigen, and Project Mirage.

Vice Chair Kelly reconvened the meeting of McKinney Community Development Corporation back into regular session at 8:28 a.m.

- 24-1857** Vice Chair Kelly called for the Financial Report. Accounting Manager Chance Miller presented the July financials. Revenues were \$2.1 million, primarily from sales tax. Expenses were just over \$170,000, including \$62,000 in project expenses. Regarding sales tax, July numbers apply to May. McKinney saw an increase of 10.8% compared to a 1.4% increase for Allen, a 1.5% increase for Plano, and a 2.2% increase for Frisco. Mr.

Miller stated that while there were a few audit collections, the city is still showing an overall increase of approximately 7.5%. McKinney's year-to-date increase is 8.3% which remains higher than budget. Regarding the industry break out, sales tax appears strong across all industries and is evenly distributed. Retail trade has consistently maintained at 5% for the past four to five months. There were no questions on the Checks Issued report.

24-1858 Vice Chair Kelly called for Board and Liaison Reports.

Board Chair. Vice Chair Kelly thanked Board Members for their their participation in community events during the past month, noting that the Board had representation at Boys and Girl Clubs for their Exergame unveiling, New Teacher Breakfast, Love McKinney Neighborhood Event, Westside Village Apartment Backpack Drive, LoveLife Backpack Drive, Downtown Redevelopment Update, and Leadership McKinney Class of 2025 Welcome Event. He shared that Love McKinney was a great event and had great participation from city departments. Vice Chair Kelly acknowledged the passing of Buzz Kolbe, the Mentor Facilitator and Director of the Leadership McKinney program. He and other Leadership McKinney alumni established the Buzz Kolbe Memorial Scholarship for Leadership McKinney and he expressed his gratitude to all alumni for their participation. He also expressed his appreciation for the leaders in the community, mentioning Mayor George Fuller, Michael Jones, Patrick Cloutier, Scott Woodruff, James Craig, Independent Bank, and Frost Bank. Mr. Kelly shared that more than \$15,000 had been raised so far. He thanked everyone who helped and participated.

City of McKinney. City Manager Paul Grimes shared that on August 20, the City Council held its first public session on the FY25 budget to provide an opportunity for public comment. There were no comments. The required public hearing will take place on September 3 at the Council Meeting, providing another opportunity for the public to comment on the budget and the proposed tax rate which includes a one and one-half-cent decrease on the tax rate. This decrease will bring the tax rate to 41.5 cents per \$100 of property evaluation, which results in an effective rate of plus 2.97%, which is notably below the area's 5% rate of inflation. On August 27, the TIRZ 1 board will consider a request from the Flour Mill for critical maintenance funding, and Council will make appointments to board and commissions beginning at 3:30 PM on the same day. The

new McKinney Resource Directory is now available on the City's website and includes a list of agencies where the public can find information for those experiencing housing and economic insecurities. Mr. Grimes highlighted that this past month the City set a record for the number of potholes patched in a month, with a total of 426. The City acquired new high-quality, efficient equipment that has significantly improved the efficiency and productivity in filling potholes. Board Alternate Lloyd asked where the City of McKinney resource page can be found, and Mr. Grimes clarified that it is on the City's website under 'City of McKinney Resource Directory.' He mentioned that the City's website now features an AI chat assistant.

McKinney Economic Development Corporation. Senior Vice President Michael Talley shared that the EDC held a joint meeting with Council to discuss strategic objectives for FY25. Mr. Talley shared that Mike Wilkes participated in Dallas Startup Week, which hosted a record number in Frisco. Other events where Board and Staff participated included Plug and Play's selection day, Love McKinney Event, Collin County Black Chamber of Commerce event, and various business expos. The EDC recently hosted IBM-Boston staff who were impressed with Downtown McKinney as well as the impact of the Innovation Fund. President Kowski is scheduled to speak at several upcoming events including Chamber Quarterly Update, BD Trusted Advisors, TXEDC Investor Appreciation Event, and DFW and North Central Texas Conference on Industrial and Retail.

McKinney Main Street/MPAC. Director Andrew Jones shared that the Classic Car Show featured more than 155 classic cars and brought more than 2,000 people to Downtown. Their first Rise and Shop event was the same morning, encouraging attendees to shop at Downtown businesses. The Downtown Scavenger Hunt event is scheduled for August 31 through September 1 and the grand prize for the hunt is \$2,500, with an

additional \$11,000 in prizes hidden, using gold coins, around Downtown.

The goal for the new event is to increase traffic during one of the slowest months in McKinney. Mr. Jones thanked Visit McKinney for their partnership during on the event, noting that Visit McKinney will share clues for the scavenger hunt on social media. Oktoberfest is September 27-29. With Bob Tomes Auto Group as the title sponsor, the event has new branding and signage. The event has been expanded this year offering additional seating, and a retooling of the beer lines. For the VIP experience, Chef Noah Hester from Hamm's Meat Market will be creating food options. Marshall Crenshaw will be performing at MPAC this weekend.

McKinney Parks and Recreation. Director Amy Kinkade reported that new playgrounds for Aviator Park and Horizon Park have been ordered. Bidding for the Towne Lake Light Walk will open today, and work will begin after the Trick or Treat Trail on October 19, with project completion anticipated in late Spring. Ongoing construction projects include Wilson Creek Park Phase I, E.A. Randles Park, and the Recreation Center at Towne Lake, which is anticipated to open January 2025. With road plans finalized, Wilson Creek Park Phase II and Old Settlers Park designs are moving forward. The Greens of McKinney Park construction will begin this month. Ms. Kinkade reported that Oak Hollow Golf Course had its best month in July, which was the fifth consecutive month for growth. Currently Oak Hollow is performing 129% over its best year. She announced that the City of McKinney will be launching the International Girls Cup of McKinney from April 16-20, which will compete with the Dallas Cup. For the first year, the event will be held in McKinney and surrounding cities but will be hosted solely in McKinney when the McKinney Soccer Complex at Craig Ranch is complete. The annual event will provide a huge economic boost, requiring 2,200 room nights. Ms. Kinkade announced that the Mexican Independence Day celebration

will take place at Old Settlers Park on September 14. Fall Activity Guides are now available, and Ms. Kinkade encouraged everyone check out the many programs being offered. Pools will be opened for two more weekends, and staff and lifeguards have done a great job throughout the summer. Board Member Booth thanked the Parks Department and Apex for partnering with Stonebridge Ranch during the outage at the Beach Club. She asked if they had data regarding the number of residents from Stonebridge who took advantage of the discounted rates. Ms. Kinkade will provide those numbers to the Board at a later date.

24-1859 Vice Chair Kelly called for the President's Report. President Cindy Schneible directed Board members to reports attached to the agenda including a final report on the ManeGait LIVE event. Ms. Schneible reminded Board members of the invitation to attend the North Texas Job Corps events this weekend, and asked Board members to RSVP directly to Laura Bruton, at North Texas Job Corps, if they can attend. Board appointments will be made next Tuesday (August 27), Open Government Training for new and reappointed board members will be September 12, and the new terms begin October 1. Ms. Schneible expressed appreciation for the Love McKinney event, which drew more than a thousand people to learn more about the City. Ms. Schneible also reminded everyone that October 1 is National Night Out and encouraged interested communities to find more information on the City's website. Ms. Schneible welcomed Anahi Alvarez to the team.

24-1860 Vice Chair Kelly called for consideration/discussion/action on a request for funding submitted by the City of McKinney Parks and Recreation Department (4B24-09), in the amount of five million five hundred thousand and No/100 dollars (\$5,500,000.00) for construction of improvements at Erwin Park. Board Member Wilkes and Vice Chair Kelly thanked Ms. Kinkade for listening to Board concerns and quickly developing a security plan for the park. Board members unanimously approved a motion by Board Member Wilkes, seconded by Secretary Riche, to approve the item in an amount of \$5,500,000 as requested.

24-1861 Vice Chair Kelly called for consideration/discussion/action on a request from the City of McKinney Parks and Recreation Department to amend Project 4B20-13 to reallocate \$200,000 from PK1829 (New Senior Center) to PK4325 (ADA Improvements). Board members unanimously approved a motion by Treasurer Bradford, seconded by Secretary Riche, to approve the reallocation in an amount of \$200,000 as requested.

24-1862 Vice Chair Kelly called for consideration/discussion/action on a Project Grant application submitted by Boys and Girls Club of Collin County (4B24-10) in the amount of seventy thousand NO/100 dollars (\$70,000.00) for facility improvements to include updating basketball goals, installing indoor turf for soccer and flag football, purchase and installation of a sound system and projector, and purchase of a mobile stage. Amount requested represents 100% of the total project cost. Vice Chair Kelly commented that the Board's preference is generally for the applicant to have some financial investment in the project. Board members unanimously approved a motion by Secretary Riche, seconded by Board Member Booth, to approve this item in an amount of \$35,000 for basketball goals and indoor turf for soccer and flag football.

24-1863 Vice Chair Kelly called for consideration/discussion/action on a Project Grant application submitted by YMCA of Metropolitan Dallas (4B24-11) in the amount of twenty-five thousand NO/100 dollars (\$25,000.00) for purchase and construction of new playground equipment at the McKinney Family YMCA located at 300 Ridge Road, McKinney, Texas. Amount requested represents 75% of the total project cost. Board Member Booth shared that the Board is appreciative that the applicant has secured another donor; however, there is some concern from the Board that the location is not easily accessible to the public, the playground may not be geared for all ages, and the club may face challenges with maintaining the playground. Board members unanimously approved a motion by Secretary Riche, seconded by Board Member Wilkes, to approve this item in an amount of \$5,000 for purchase and construction of new playground equipment. Secretary Riche expressed his hope that the YMCA would be able to secure additional funds needed to complete and maintain the playground.

24-1864 Vice Chair Kelly called for consideration/discussion/action on a request submitted by the City of McKinney Parks and Recreation Department (4B24-12), in the amount of one million and No/100 Dollars (\$1,000,000.00) for construction of improvements at Gabe Nesbitt Park. Board Member Wilkes and Secretary Riche shared appreciation for the plans for this field to be open to all without reservations required. Board members unanimously approved a motion by Board Member Wilkes, seconded by Board Member Booth, to approve this item in an amount of \$1,000,000 as requested.

24-1865 Board Member Wilkes recused himself from discussion and vote on the following item. Vice Chair Kelly called for consideration/discussion/action on a Project Grant application submitted by McKinney Main Street (4B24-14) in the amount of one hundred nine thousand three hundred twenty and NO/100 dollars (\$109,320.00) for the purchase Downtown Christmas decorations to include lighting in Mitchell Park, outdoor decorations at MPAC, community tree ornaments, holiday postcard pop-up photo ops, and light pole decorations. Amount requested represents 60% of total project cost. Board members unanimously approved a motion by Board Member Booth, seconded by Treasurer Bradford, to approve the item in an amount of \$109,320 as requested. Board Member Wilkes rejoined the dais following discussion and vote on the item.

24-1866 Vice Chair Kelly called for consideration/discussion/action on a Project Grant application (4B24-15), submitted by Sanchez Charities, LLC, in the amount of five hundred seventeen thousand one hundred ninety-two and No/100 dollars (\$517,192.00), for construction of horizontal infrastructure for the NeighborHub to be located on White Avenue approximately 500 feet east of Redbud Boulevard in McKinney, Texas. Amount requested represents 16% of total project cost. Vice Chair Kelly stated that following the July meeting, Board members had questions asked and answered

by the applicant, as well as two letters of support for the project in the packet before them. Board Member Booth thanked the applicant for time spent with follow up questions. Board Member Wilkes shared that his hope is that this grant would be a catalyst demonstrating support from McKinney that will assist in securing funds from other potential donors. Board members unanimously approved a motion by Board Alternate Lloyd, seconded by Board Member Booth, to approve the item in the requested amount of \$517,192.

Vice Chair Kelly stated that the Board would next conduct public hearings on Retail Development Infrastructure Grant applications. Each applicant will have up to five minutes to present, followed by time for public input and follow-up questions from the Board. Today is for presentation and discussion only, and action will be taken at the September Board meeting.

- 24-1867** Vice Chair Kelly called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Hope Hardware Building, LLC (RI 24-09) in an amount up to fifty thousand and NO/100 dollars (\$50,000.00) for the installation of a grease trap including necessary plumbing and site work at the Hope Hardware Building located at 214 E. Louisiana Street, McKinney, Texas. Cleo Meredith shared that The Pantry was grandfathered in and operated without a grease trap for 22 years. The Hope Building does not have space onsite or an easement available to place a trap. They have secured approval from the City of McKinney for installation of the grease trap inside the building, creating an enclosed space away from the dining area with a door to provide outdoor access. Vice Chair Kelly asked President Schneible about the last request from Hope Building, and Ms. Schneible responded that the previous request was for fire suppression. Secretary Riche asked if the \$50,000 being

requested was a 100% funding or partial, and Ms. Schneible clarified that it is a matching grant. Board Member Wilkes asked if the cost shown on the screen was accurate and Ms. Meredith responded that the cost listed does not include the room construction. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Riche, to close the public hearing.

24-1868 Vice Chair Kelly called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by Hester Eats, LLC (dba Hamm's Meat Market) (RI 24-10) in an amount up to fifty thousand and NO/100 dollars (\$50,000.00) for the installation of a fire suppression system and site work at 307 W. Louisiana Street, McKinney, Texas. Chef Noah Hester provided a brief history of Hamm's Meat Market, stating that Hamm's has been in McKinney since 1954 and was originally a meat packaging plant. The business was initially located across Highway 5, then moved to the space now occupied by Local Yocal Farm to Market. Hamm's relocated to Louisiana Street in 2007. Chef Hester noted that several owners have managed the business over the years, including the current butcher, José, who has been with Hamm's for 40 years. He indicated they are honored to carry on the tradition of Hamm's and maintain it as a small family-run operation. Chef Hester also emphasized a commitment to the McKinney community, mentioning donations of time and product to the Seed Project Foundation and Chestnut Square. With 20 years of experience as a chef, he understands the challenges previous owners faced, but the addition of the lunch menu, supper clubs, and butcher classes have already proven successful. Chef Hester stated that the current fire suppression system is inadequate, consisting only of a small five-foot exhaust fan. To sustain the growth they are experiencing, they need to relocate the smoker outdoors and increase the size of the fan

and install a new fire suppression system. Chef Hester shared that customer interest in Hamm's has grown due to features in the Dallas Morning News, Eater Dallas, and NBC Five. Recently Hamm's won CultureMap Dallas Chef of the Year and were nominated for Best Butcher Shop, Best Barbecue, Best Deli, Best Lunch, and Best Burger. Today marks the one-year anniversary of owning Hamm's Butcher Shop. Chef Hester indicated they are seeking 100% of the cost for this project, as they have invested all of their personal funds into the business. The grant will help ensure that they can continue to operate as a small family-run business for many years to come. Vice Chair Kelly commented that when discussing 100% funding for Project Grants, it differs from the Retail Infrastructure Grant Program, which requires a 25% match from the applicant. Chef Hester indicated he was not aware of the match but willing to work within those guidelines. Vice Chair Kelly suggested that staff follow up with the applicant to ensure there is understanding that the maximum grant amount, for eligible project components, is \$50,000, and requires a match of 25% of the project cost. If Chef is comfortable with this, they can proceed between now and the next meeting. Vice Chair Kelly expressed excitement about how Chef Hester is honoring the history of Hamm's Meat Market, sharing memories of Everett Hamm, who was a mentor to him. Vice Chair Kelly asked Chef Hester if he owns the building and was told that it was rented from owners Nancy and Mike Malone, who are in favor of the project, and have provided a letter documenting support for the infrastructure work. Vice Chair Kelly asked for clarity regarding the layout of the restaurant and the need for a larger hood and fire suppression. Chef Hester clarified that they are not expanding the kitchen space, but the improvements will allow for a dedicated space for glazing hams which creates a large amount of smoke and a second cooking station for other menu items. Member Wilkes asked if there is any other fire suppression system in the facility.

Chef Hester confirmed that there is no existing fire suppression system in the building. Vice Chair Kelly stated that the Board does have a concern about fire safety in the Downtown area and is appreciative that MCDC has a grant that can help with these improvements to our historical buildings. Board members unanimously approved the motion by Secretary Riche, seconded by Board Member Wilkes, to close the public hearing.

Vice Chair Kelly called for public comments regarding matters not on the agenda, and there were none.

Vice Chair Kelly called for Board comments. Board Member Wilkes expressed his appreciation for the Fraternal Order of Police Poker Tournament and the efforts of the police department. Treasurer Bradford shared that she attended both the Love McKinney event and Boys and Girls Club Exergaming unveiling which were both great experiences. She thanked the Board for their support during the Woodside Village Back to School Event. She also extended gratitude to other organizations who supported the event including McKinney Public Library, the City's Housing and Community Development Department, Pastor Wattley and Saint Marks Church, Pastor Spearman and Saint James Church, and Mayor Pro Tem Dr. Geré Feltus. She also expressed her appreciation to Councilman Jones and Councilman Beller for their contributions and support. Secretary Riche shared appreciation to the Board and the community for their kind words and support following the loss of his mother. Board Member Booth expressed gratitude for those who contribute so much to the community. Board Alternate Lloyd reflected on the numerous projects that have come before the Board in his short time as a Board member including Boys and Girls Club and NeighborHub, projects that support those who need it most. Vice Chair Kelly appreciated MCDC's support for the Fraternal Order of Police Poker Tournament.

Vice Chair Kelly recessed the meeting into Executive Session at 9:30 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters included Project RI24-09 (Hope Hardware Building), Project RI24-

10 (Hamm's), Notes Live/Venu, Project Hemisphere, Project Terrigen, and Project Mirage. Vice Chair Kelly stated that there will be no action taken after Executive Session.

Vice Chair Kelly reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:39 a.m.

Vice Chair Kelly called for a motion to adjourn. Board members unanimously approved a motion by Secretary Riche, seconded by Board Member Lloyd, to adjourn. Vice Chair Kelly adjourned the meeting at 10:42 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: _____

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID KELLY
Board Vice Chair

ATTEST:

DAVID RICHE
Board Secretary