

TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD

MAY 5, 2026

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, May 5, 2026, at 5:00 p.m.

TIRZ1 Board Chair Rick Franklin called the meeting to order at 5:53 p.m. upon determining a quorum of the board consisting of himself and the following members were present: Patrick Cloutier, Michael Jones, Darrell Hale, Steve Lebo, Geré Feltus, Justin Beller, Bill Cox, and Ernest Lynch.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Assistant to the City Manager Nimra Zubair, Executive Director of Development Services Michael Quint, City Secretary Empress Drane, Director of Engineering Gary Graham, Director of Planning Lucas Raley, Chief Financial Officer Mark Holloway, Director of Airports Ken Carley, Deputy City Secretary Tenitrus Parchman, Assistant Director of Finance Chance Miller, Planning Manager Cassie Bumgarner, Administrative Assistant Sheridan Burns, Permit Technician Katelyn Hardaway, Well-Being Coordinator Judith Monterrosa, Audio Visual Technician Joshua Arias, Planner Kyara Robinson, Planner Torrey Brown, Police Officer Ronald Westbrooks, Director of Parks, Recreation & Open Space Amy Kinkade,

There were approximately sixty (60) members of the public present, including these appointed officers of the city: McKinney Community Development Corporation (MCDC) members Deborah Bradford and Angela Richardson-Woods; MCDC Alternate member Markus Lloyd; Planning & Zoning Commission (PZ) member Charles Wattley and PZ Alternate member Dr. Mohammed Kacem; Historic Preservation Advisory Board members Maegan Escamilla, James West, Thomas Pence, Lisa Hammett, Kimberly Wolfe, Marsha Prior-Robertson, and Kari Kennedy; and Board of Adjustment member Larry Jagours.

Board Chair Franklin called for Public Comments on agenda items, at which time no one requested to speak.

Board Chair Frankling called for the Agenda Items.

- 26-0385** Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of March 3, 2026

Board members unanimously approved the motion by Board member Patrick Cloutier, seconded by Board member Geré Feltus, to approve the Minutes and refer them to the City Council for Council approval.

- 26-0386** Presentation of the Fiscal Year 2024-25 TIRZ No. 1 Annual Report

- 26-0387** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with The Parks Church for the Environmental Remediation and Demolition at the Northeast Corner of Davis and Tennessee Street

Kyle Redel (Applicant) made comments in support of the request. The applicant's presentation is included in these minutes as *Appendix A: 26-0387 Applicant's Presentation*.

No other members of the public requested to speak.

The Board discussed a previously approved request by Union Bear that is similar to the request by The Parks Church and the necessity of policy to address similar requests in the future.

The Board did not approve the motion by Board member Darrell Hale, seconded by Board member Bill Cox, to fund two hundred thousand (\$200,000) dollars toward the request. The vote was 3 to 6, with Board members Steve Lebo, Michael Jones, Geré Feltus, Patrick Cloutier, Rick Franklin, and Justin Beller voted against the motion.

The Board approved by Board member Geré Feltus, seconded by Board member Michael Jones, to approve a resolution for the agreement and funding the entire requested amount, with a vote of 5 to 4. Board members Steve Lebo, Ernest Lych, Darrell Hale, and Patrick Cloutier voted against the motion.

The resolution caption reads as follows:

RESOLUTION NO. 2026-05-001 (TIRZ1)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT FOR 129/131 S. TENNESSEE STREET THE PARKS CHURCH ENVIRONMENTAL REMEDIATION PROJECT

The TIRZ1 Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Bill Cox, seconded by Board member Geré Feltus, to adjourn the meeting at 6:24 p.m.

These minutes were approved by the TIRZ1 Board on June 2, 2026.

TAX INCREMENT REINVESTMENT
ZONE BOARD NUMBER ONE

SIGNED:

RICK FRANKLIN
Board Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary

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*Appendix A: 26-0387 Applicant's Presentation
(next page)*

The Parks Church McKinney

131 S. Tennessee Project

Investing in the Flourishing of Downtown McKinney

May 5, 2026

Agenda

- A Church for the City
- A Church for the Common Good
- A Church for Community Impact
- A Church for a Flourishing Downtown
- City Investment
- Q&A

A Church for the City... *planted, rooted and serving in the heart of McKinney*



- **In the beginning ...**
 - Established in 2010 with a vision for McKinney focused ministry seeking community, connection, purpose, and a way to serve something bigger than ourselves
- **To the heart of the city ..**
 - In 2015, TPC began a partnership with the city that enabled a decade of worship and ministry in the center of McKinney
- **Rooted in community service ...**
 - In 2020, The Commons became our first community space for daily ministry and community gatherings on The Square
- **Our permanent home ...**
 - In 2023, we broke ground on our home in downtown McKinney where ministry and community come together to worship God and serve our community
- **With the sky as the limit ...**

We exist to submit to **King Jesus**, seek his **Kingdom**, and serve the **Common good**.

A Church for the Common Good ...

integrated into the fabric of the McKinney community

Community Impact

2,000+

Medical Visits Annually

1,000

Meals Served Monthly

Hundreds of Volunteers Mobilized

Serving the most vulnerable in McKinney

Healthcare

- Common Good Medical

Feeding

- Salvation Army Feeding Ministry

Education

- MISD DAEP
- Young Life

Community Benevolence

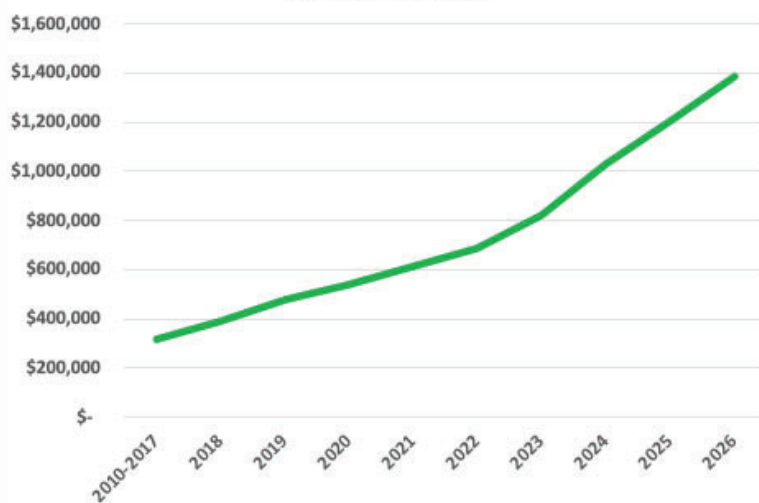
- Hope Women's Center
- Streetside Showers
- Shiloh Place
- Cornerstone Ranch
- Embrace
- Senior Events

A Church for Community Impact ...

enabled and led by a committed volunteer army

- \$1.4M+ direct investment in community ministries
- Multiplied & executed by over 1,200 members
- Anticipate another \$1M+ impact in the next 4 years

The Parks Church 15 Year Cumulative Investment in the McKinney Community



We believe the role of the Church extends beyond Sundays. It exists to **serve, restore, & strengthen the broader community.**

A Church for Downtown Flourishing ...

impacting local businesses

In 15 years, over 500,000 TPC families and guests have come to downtown for worship ... and stayed for meals, goods, services and community events.

\$1M+

Est. Annual Impact to Local Businesses



Economic Impact

1,000+

Weekly Attendees

~50,000+

Annual Visits

City Partnership Investment Request & Discussion



A Partner in the City's Long-Term Vision

The Parks Church shares the City of McKinney's vision for a thriving, connected, and compassionate community. Our work aligns closely with public priorities:

- Expanding access to essential services
- Supporting vulnerable populations
- Strengthening community engagement
- Enhancing the vitality of downtown

TIRZ Grant Support

Given the scope and consistency of our community contributions—both socially and economically—we ask for consideration of a meritorious exemption above and beyond the standard maximum.

Thank You

The Parks Church is committed to serving McKinney for years to come