

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 28, 2025

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Thursday, August 28, at 8:00 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 Bill Cox, Mayor Pro Tem Geré Feltus, and Councilman Michael Jones.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant Director of Finance Chance Miller, Director of Parks and Recreation Amy Kinkade, Visit McKinney Executive Director Aaron Werner, Cultural District Director Andrew Jones, City Secretary Empress Drane, MCDC Grant Program and Marketing Manager Linda Jones, MCDC Administrative and Marketing Coordinator Anahi Alvarez and Audio-Visual Technician Joshua Arias.

There were many guests present.

Chair Richardson-Woods called the meeting to order at 8:03 a.m. after determining a quorum was present. Pastor Olumayowa Oke of Open Heavens Church in McKinney offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Vice Chair Riche, seconded by Board Member Booth, to approve the following consent items:

25-3087 Minutes of the McKinney Community Development Corporation Meeting of July 24, 2025.

25-3088 Minutes of the McKinney Community Development Corporation Special Meeting of July 3, 2025.

- 25-3089** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of July 8, 2025.
- 25-3090** Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of July 10, 2025.
- 25-3091** Chair Richardson-Woods called for the Financial Report. Assistant Director of Finance Chance Miller presented the July financials. Revenues were \$2.3 million, primarily from sales tax. Expenses were over \$557,000, with \$410,000 in project expenses, including parks construction fund and community grants. Regarding sales tax, July numbers apply to May. McKinney saw an increase of 5.2% compared to a 4.7% decrease for Allen, a 12.2% increase for Plano, and a 4.1% decrease for Frisco. McKinney's year-to-date increase is 2.8%. Regarding the industry break out, sales taxes were relatively even with no industry standing out. He stated that the retail trade category increase remains at 5%. Treasurer Wilkes asked about sales tax revenue increase for FY26. Mr. Miller confirmed that a conservative 2.5% sales tax revenue increase has been forecasted.
- 25-3092** Chair Richardson-Woods called for Board and Liaison Reports.
- Board Chair. Chair Richardson-Woods and President Cindy Schneible recognized Anahi Alvarez for her one-year anniversary with MCDC, sharing appreciation for her contributions. Chair Richardson-Woods also extended best wishes for her upcoming wedding.
- City of McKinney. City Manager Paul Grimes shared that the City held a public meeting on August 27 regarding infrastructure projects to improve pavement, utilities, sidewalks, and lighting in Downtown. Construction is expected to be completed in about 18 months. Mr. Grimes stated that CIP updates can be found on the Engineering website. He shared that

the Texas Legislature is in its second special session. City Council will adopt the FY 26 budget on September 2, which will include a general fund budget of \$232 million, and a \$942 million total budget from all sources. The proposed budget reflects a conservative sales tax projection. Mr. Grimes shared that the Federal Government withdrew \$15 million from the Lower 5 Plaza project, and City Council plans to make a final decision on how to move forward with that project. Board Member Kelly asked about the impact of the State Legislature's proposed maximum increase of 1% for the voter-approval property tax rate. Mr. Grimes shared that the current cap is 3.5% with no election, and the City's proposed budget rate for FY 26 is 2.88%. The proposed 1% cap is below rate of inflation and will result in an effective reduction in budget every year. He noted that, if passed, public safety will not be affected. Board Member Kelly added that additional legislation has passed which limits the City's ability to control density and will result in higher population due to high density developments including multifamily. Mr. Grimes shared that Council held a joint meeting with Planning and Zoning, and they are developing a strategy to regulate and control what they can, especially in the area of redevelopment. He added that City Council will be discussing potential strategies at their September meeting.

Visit McKinney. Executive Director Aaron Werner announced and welcomed a new Senior Communications and Media Specialist, Sarah Nolting. Over the next two days, staff will work with their marketing agency on video production and photo shoots highlighting tourism assets across the City. Mr. Werner reported that June was a record-breaking month for hotel occupancy tax collections, reaching \$340,000, a 13% increase from last year. Both June and July were strong months.

McKinney Main Street/MPAC. Director Andrew Jones shared that their Classic Car Show featured over 150 cars with 2,500 people in

attendance. Upcoming events include SoTenn Block Party and Night Market on August 29, Downtown Scavenger Hunt on August 30 with a \$2,500 grand prize, Art and Wine Stroll benefiting MillHouse Foundation on September 6, MillHouse Downtown Art Exhibit at MPAC from August 26 through September 8, Chapel Hart on September 12, and Shinyribs on September 13. Oktoberfest will be September 26-28 with enhanced experiences for both the VIP tent and children's activities.

McKinney Parks and Recreation. Director Amy Kinkade announced that pools will close after Labor Day weekend. She shared that the department had a successful summer with camps and activities. Two new assistant directors have been hired for the Parks Department: Erica Lyght and Robert Gaylor, who are scheduled to start on September 8. Additionally, they are now hiring for an open Planner position. Upcoming events include Mexican Independence Day on September 13 at Old Settlers Recreation Center. Bids for the fourplex at Gabe Nesbitt will open soon. The Light Walk at Towne Lake Park is near completion, Greens Park is expected to be completed in October, and the Recreation Center at Towne Lake is expected to open in October. Board Member Booth asked about the Summer Concert Series. Ms. Kinkade explained that due to staffing changes, the Summer Concert Series was not held this year but will return in Spring 2026. Board Member Booth asked if Parks and Recreation is able to work with the Outdoor Youth Sports Associations on their need for additional space. Ms. Kinkade responded that she has been working with the City's athletics team for solutions to address the need for additional field space, adding that an RFP for the mega sports complex in the Brinkmann Tract will be published in the fall. She added that the complex should help meet the needs of the Outdoor Youth Sports Associations. Treasurer Wilkes requested more information on the future plan for the Outdoor Youth Sports Associations.

25-3093 President's Report. President Cindy Schneible announced that the McKinney Parks Foundation will be recognized by the National Recreation and Park Association with the 2025 Lehman Award for Innovation and Community Engagement. The recognition highlights collaboration among City, MCDC Board, Parks Board, and Parks Foundation in the development of the East McKinney Learning Garden. She directed Board members to the attached reports, including final reports for Empty Bowls, Texas Homegrown Music, and the Cotton Mill. President Schneible stated that the Board will hold public hearings on two Retail Development and Infrastructure Grant applications today, marking the final cycle for this year. She added that the next Promotional and Community Events Grant application cycle will be open from November 1–30.

25-3094 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by The Harbor at Adriatica Master Condominium Association, Inc. (4B25-12) in the amount of two hundred thirty-three thousand one hundred thirty-seven and No/100 dollars (\$233,137.00) to replace the code-required fire suppression system within the structured parking facility containing 438 public parking spaces located at 6675 Mediterranean Drive, McKinney, Texas. The request represents 72% of total project cost. Board Member Micheletto shared that Adriatica is one of the most popular areas for photos and tourism. Chair Richardson-Woods asked if the association had considered mobile pay parking and if security is available during peak times. Caroline Perry explained that monetizing parking had been considered but would likely create issues with visitors using fire lane parking. She added that security is provided during planned events, but with unplanned events it is difficult to schedule coverage. Board Chair Richardson-Woods encouraged them to consider adding security on high traffic weekends like proms and

graduations when those days can be identified. Ms. Perry added that they do their best to plan for such occasions, but many times the crowds are not predictable. Vice Chair Riche and Treasurer Wilkes shared their support for this request with Treasurer Wilkes emphasizing that the garage serves all the retail in the area. Board Member Micheletto clarified that private-pay security is utilized during the summer. Treasurer Wilkes made a motion to approve this agenda item in an amount of \$233,137, payable upon completion and acceptance of the work, with the further condition that the parking garage remains free for a to be determined length of time. Board Member Booth asked what would happen if the association violated this condition. President Schneible clarified that such violation would be considered a default of the performance agreement and a claw back provision in the agreement would then be invoked. Board members approved a motion by Treasurer Wilkes, seconded by Vice Chair Riche, to approve the item in an amount of \$233,137 as requested, in a vote 6-1-0 with Board Member Kelly voting no.

25-3095 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by McKinney Main Street (4B25-13) in the amount of eighty thousand and No/100 dollars (\$80,000.00) to fabricate and install a fifty-foot neon monument sign to promote Historic Downtown McKinney located on City right of way median at the northeast intersection of highway 75 and Virginia Street, McKinney, Texas. The request represents 45% of total project cost. Board members approved a motion by Board Member Micheletto, seconded by Vice Chair Riche, to approve the item in an amount of \$80,000 as requested, in a vote of 6-2-0 with Board Members Kelly and Booth voting no.

25-3096 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by the City of

McKinney Parks and Recreation Department (4B25-14), in the amount of eight million and No/100 dollars (\$8,000,000.00) for parks accessibility improvements, trails plan, Al Ruschhaupt Park road connection, Old Settler's Park improvements and Erwin Park improvements. Treasurer Wilkes shared his support for this request and Parks department. Board members unanimously approved a motion by Board Member Booth, seconded by Treasurer Wilkes, to approve the item in an amount of \$8,000,000 as requested.

25-3097 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Habitat for Humanity of Collin County (4B25-15) in the amount of three hundred five thousand and No/100 dollars (\$305,000.00) for repairs and renovations at three properties in McKinney (1304 Garcia, 305 Lively Hill, and 611 Bumpas). This request represents 75% of total project cost. Treasurer Wilkes reminded the Board that several million in unspent funds remains available for affordable housing for this budget cycle. Board Member Booth shared her support for this request and expressed her appreciation towards Habitat staff and their commitment to move projects forward effectively. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Bradford, to approve the item in an amount of \$305,000 as requested.

25-3098 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Project Grant application submitted by Entertainment Properties 360 LLC (4B25-16) in an amount of two million and No/100 dollars (\$2,000,000.00) for enhancements to the privately owned, publicly accessible park located in the commercial portion of West Grove retail development at 8701 West University Drive, McKinney, Texas, to include playscapes, shade structure, water feature, trees, public restrooms, and Wi-Fi. This request represents 100% of total

project cost. Chair Richardson-Woods noted that the opening of Whole Foods has enhanced the space. She added that the development brings value to West McKinney. Board Member Booth thanked the applicant for the additional information and asked about the funding for event planning. Artemio De La Vega, joined by Tucker Hayes, responded that an event planner will likely be hired and funded through common area maintenance (CAM) fees with no impact on current lease agreements. Board Member Booth asked about the purpose of food trucks given that restaurants already exist in the development. Mr. De La Vega stated that the food trucks will offer options not available in the restaurants with the goal to draw more visitors to the park. He added that the developer will fund restroom maintenance. Treasurer Wilkes asked if all expenses requested are eligible. President Schneible clarified that items included in the application were determined to be eligible and reimbursement could be made for qualified expenses if the grant request is approved by the board. Board Member Kelly shared his support for this request. Board members unanimously approved a motion by Board Member Kelly, seconded by Treasurer Wilkes, to close the public hearing. Board members approved a motion by Board Member Kelly, seconded by Board Member Micheletto, to approve the item in an amount of \$2,000,000 as requested, in a vote of 6-1-0 with Board Member Booth voting no.

- 25-3099** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a request to amend Project 4B24-15, submitted by and awarded to Sanchez Charities, LLC, to increase the grant award from five hundred seventeen thousand one hundred ninety-two and NO/100 dollars (\$517,192.00) to one million seven hundred seventeen thousand one hundred ninety-two and NO/100 Dollars (\$1,717,192.00) for construction of horizontal infrastructure to support an increased

project scope for the NeighborHub to include a three acre site and a 35,000-45,000 square foot facility to be located at 2000 W. White Avenue McKinney, Texas. This request represents 14.55% of total project cost. Kim Sanchez, joined by Dave Woodyard (Catholic Charities of Dallas), explained that the NeighborHub is not a homeless center but a resource advocacy and homeless prevention center designed to help people move from hopelessness to wholeness. Partner organizations include The Church of Jesus Christ of Latter-day Saints, Trinity Presbyterian Church, First Presbyterian Church, Grace Presbyterian, Catholic Charities, and Sanchez Charities. She thanked Board members who attended the Monday educational tour. CEO of Catholic Charities, Dave Woodyard, stated that 42% of Texans live at or below the Asset Limited, Income Constrained, Employed (ALICE) level. NeighborHub's core values include dignity, integration, collaboration, sustainability, belonging, and uplifting. The need for the project was highlighted via video. Ms. Sanchez shared that she has been working on this concept for nearly a decade, adding that the project has already received a \$517,000 grant from MCDC which has helped to leverage additional partners. Grace Presbyterian and NeighborHub are currently negotiating a land contract and a shared parking agreement which will significantly reduce project infrastructure costs. Long-term ownership will be transferred to Catholic Charities. That organization will also be responsible for the operation and management of NeighborHub. The revised total project cost is estimated at \$11,680,000. The buildout will now cover 3 acres with a 45,000-square-foot facility. The NeighborHub vision encompasses policy, systems, and community engagement; navigation and care management; basic needs and stability services; immigrant, refugee, and cultural inclusion services; education and workforce development, and health and wellness services. NeighborHub will be a center for the working poor with a goal to bring their clients from

crisis to contribution. Chair Richardson-Woods thanked their team for the tour. She reflected on the need for messaging to clarify that the NeighborHub will be a resource center not a homeless center. Ms. Sanchez responded that the center will be positioned as an advocacy and social service center rather than a homeless center. Additionally, the originally planned showers and laundry facilities are no longer included in the project in response to community feedback and reaction. Anchor tenants include Catholic Charities, the Community Health Clinic, Neighbors Nourishing Neighbors, Streetside Showers for equipment storage only, and One Heart McKinney. A potential tenant is St. Vincent de Paul Pharmacy. The second floor is currently uncommitted space, and Mr. Woodyard noted that all potential tenants will go through a screening process. Chair Richardson-Woods asked how much of the budget is allocated to the open space feature, such as the meditation garden and public art. Ms. Sanchez explained that no specific cost has been assigned at this time. President Schneible clarified that only horizontal infrastructure costs are eligible for MCDC funding. Vice Chair Riche recommended postponing the open space feature until after the center opens, adding concerns regarding costs associated with Streetside Showers using the facility as a space-holder for storage. Vice Chair Riche and Board Member Kelly recommended obtaining more than one construction bid. Ms. Sanchez clarified that the project has not gone to bid, and the budget provided is simply an Opinion of Probable Cost which is basically an engineering estimate. Mr. Woodyard clarified that Catholic Charities will be the property owner and will manage the construction process. Board Member Kelly asked if the project would need to return to the MCDC Board with a revised request once a construction bid is secured, and Ms. Sanchez explained that project estimate is conservative and should not require an additional request of MCDC, adding that neither Sanchez Charities nor Catholic Charities

would receive monetary benefit from the project. Board Member Kelly commended the applicant on their response to community feedback. However, he expressed concern about the proximity of a daycare facility and school to the NeighborHub. Vice Chair Riche stated that Serve Denton operates across from a daycare and has not experienced any issues, and Mr. Woodyard added that Metrocrest Services is located next to an elementary school and school board offices without problems. Board Members Micheletto and Booth, Secretary Bradford, and Treasurer Wilkes shared their support for this project elaborating on the benefits to the community, the modest cost of a needed solution, and emphasizing the need for collaboration. Treasurer Wilkes thanked them for the tour and asked for clarification on the transfer of ownership from Sanchez Charities to Catholic Charities and contract implications of the transfer. Ms. Sanchez explained that Catholic Charities will lead fundraising efforts for the building's construction and will provide \$6 million to \$7 million of seed funding. Board Member Kelly asked about tenant rents, and Mr. Woodyard responded that rents will be \$15 per square foot, triple net, plus CAM fees compared to a market rate of about \$25 to \$30. Mr. Woodyard reviewed the tenants as mentioned earlier. Chair Richardson-Woods called for public comments. Miguel Cabrera commended the applicant on the work done on the project and response to community feedback. He expressed general support for the project as it has evolved and emphasized the need for financial due diligence and transparency from both Sanchez Charities and Catholic Charities as the board considers the request for amending the application. Leslie Vestal, Pastor Clay Brantley and Brint Driggs spoke in favor of the project and its unique ability to address community needs. President Schneible suggested leaving the public hearing open until the meeting in September. The public hearing was left open.

25-3100 Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application (RI 25-04) submitted by 380 Marketplace LLC in the amount of fifty thousand and NO/100 dollars (\$50,000.00) for infrastructure improvements including exterior electrical, water line replacement, and site improvements for retail shopping center located at 2414 W. University Drive, McKinney. This request represents 9% of the total project cost. Dan Avnery, Precision Investments, stated that the company is gradually transforming the retail center at the intersection of Wisteria Way and 380 to a Class A center with best-in-class restaurants and retail. They have been upgrading the tenant mix by incentivizing current tenants to relocate within McKinney. Currently, Precision is in the process of recruiting local unique businesses as well as first-class national brands as tenants. A large portion of the total project is for façade improvements which will enhance the appeal of the center. Infrastructure project elements include water line replacement, concrete repairs, landscaping, and restriping of parking lot and fire lanes. The total for these project elements is \$73,224. President Schneible clarified that landscaping is eligible only if existing landscape is disrupted by the infrastructure work. Board Member Booth asked about the taxable sales currently generated by the center and referred to their estimation of \$7.6 million of annual taxable sales after improvements and onboarding of the new tenants. Mr. Avnery stated that he did not have the current sales figures, and Treasurer Wilkes added that several of the past tenants did not have taxable sales including the Armed Forces Recruiting Center. Mr. Avnery added that the 3,000 square foot McKinney Direct Care Services and a 6,000 square foot church also were not tax-generating tenants. Board Member Booth asked about the additional 4,000 square feet that will be converted into leasable space. Mr. Avnery will need to confer with his partner for this information. He reiterated that their goal is

to have a mix of unique local and national tenants. Board Member Booth asked about the number of store fronts envisioned that would generate taxable revenue, and Mr. Avnery responded that there would be ten to fifteen. Chair Richardson-Woods emphasized that the planned upgrades would be a significant improvement for this highly visible area. Board Member Booth added that the Retail Development Infrastructure Grant subcommittee will be reevaluating grant parameters prior to future grant cycles. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Booth, seconded by Secretary Bradford, to close the public hearing.

- 25-3101** Chair Richardson-Woods called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application (RI 25-05) submitted by The Cotton Mill in the amount of twenty-seven thousand four hundred fifty-eight and 92/100 dollars (\$27,458.92) for installation of drainage and replacement of concrete with turf for the outdoor wedding venue at The Cotton Mill located at 610 Elm Street, McKinney. This request represents 75% of the total project cost. Chandler Casey thanked the Board for support of the sidewalk project grant which has significantly enhanced retail access and neighborhood walkability. The dye room at the Cotton Mill lost its roof in a mid-1990s tornado. The now open space is used for outdoor events and weddings, but the floor damage has grown worse over the years and its current state is unlevel with several tripping hazards. There is a need for drainage in the area to improve safety, resolve water pooling issues, and enhance event space and client experience. They are requesting \$27,458.92 for infrastructure improvements including installing sub-surface drainage, leveling the floor area, installing turf, and securing the turf with edging and anchoring. Mr. Casey added that to float the area

with concrete is almost the same cost as turf, but their preferred surface is turf, which would upgrade the experience for daily traffic and all events. Total cost of the project is just over \$36,600. Board Member Booth asked for clarity on how much of the surface would be covered with turf, and Mr. Casey showed a photo that shows the area. Ms. Booth also asked about the daily use of the space, and Mr. Casey shared that this area is a path to the outdoor garden and sees some traffic daily. Board Member Kelly verified with President Schneible that a similar project at the Flour Mill several years ago was a Retail Development Infrastructure Grant not a Project Grant. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved the motion by Vice Chair Riche, seconded by Board Member Micheletto, to close the public hearing.

- 25-3102** Chair Richardson-Woods called for consideration/discussion/action on a request to extend the terms of Project 4B23-17 awarded to City of McKinney Parks and Recreation Department in the amount of five million five hundred thousand and NO/100 dollars (\$5,500,000.00) for Greens Park and Trail improvements in an amount of two million and NO/100 dollars (\$2,000,000.00) to September 30, 2026, and construction of Towne Lake improvements in an amount of three million five hundred thousand and NO/100 dollars (\$3,500,000.00) to September 30, 2027. President Schneible explained that the grants for these two projects were awarded in FY 23 and are set to expire on September 30, 2025. The request is to extend the deadlines to September 30, 2026, for one project and September 30, 2027, for the other. Treasurer Wilkes noted that payments are made after project completion and that projects often take more than two years. Board Member Booth added that Parks staff now provide monthly updates to ensure projects stay on track. Board members unanimously approved a motion by Treasurer Wilkes,

seconded by Vice Chair Riche, to extend the agreement to September 30, 2026, and September 30, 2027.

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, and there were none.

Chair Richardson-Woods recessed the meeting into executive session at 10:19 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters including Project 20-09 (TUPPS Brewery & Entertainment Destination), Project 17-04 (Craig Ranch Resort Hotel), Project 24-15 (Sanchez Charities NeighborHub), 4B 25-16 (Entertainment Properties 360), RI 25-04 (380 Marketplace LLC), and RI 25-05 (Cotton Mill).

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:46 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Riche, seconded by Secretary Bradford, to adjourn. Meeting was adjourned at 10:47 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: September 25, 2025.

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair
DAVID RICHE
Board Vice Chair

ATTEST:

DEBORAH BRADFORD
Board Secretary

