

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 27, 2022

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, October 27, 2022 at 8:00 a.m.

Board Members Present: Angela Richardson-Woods, Kathryn McGill, David Kelly, Mary Barnes-Tilley, Deborah Bradford, David Riche, Joy Booth and Board Alternate Jon Dell'Antonia.

Absent: None.

City Council Present: Mayor George Fuller and Councilwoman Geré Feltus.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Director of Strategic Services Trevor Minyard, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Parks Planning and Development Manager Jenny Baker, Visit McKinney Executive Director Aaron Werner, Main Street Interim Director Andrew Jones, MCDC Administrative and Marketing Coordinator Linda Jones and City Secretary Office Administrative Assistant Blenda Sims.

There was one other guest present.

Chair Richardson-Woods called the meeting to order at 8:00 a.m. after determining a quorum was present. She welcomed Board Members David Riche and Joy Booth to the dais and welcomed Jon Dell'Antonia as Board Alternate. Chair Richardson-Woods shared that she was sporting her college spirit wear today, celebrating 25 years as a college alumna and 30 years as a high school alumna. Ms. Richardson-Woods recently had the opportunity to speak at both of her alumni institutions and took the opportunity to encourage the next generation to serve and be active in their local communities, while sharing the many amazing things happening in McKinney today. She announced that October is Breast Cancer Awareness Month and acknowledged survivors and caregivers. Board Member Bradford offered the invocation which was followed by the Pledge of Allegiance.

22-0993 Secretary Kelly administered the Oath of Office for New and Reappointed Board Members Angela Richardson-Woods, Kathryn McGill, David Riche, Joy Booth and Jon Dell'Antonia (Board Alternate).

22-0994 Chair Richardson-Woods called for election of MCDC Officers, asking for nominations for Board Chair. Kathryn McGill nominated Angela Richardson-Woods for Board Chair, and there were no other nominations. Board members unanimously approved a motion by Kathryn McGill for Angela Richardson-Woods to be elected Board Chair. Chair Richardson-Woods called for nominations for Vice Chair and nominated David Kelly. There were no other nominations. Board members unanimously approved a motion by Chair Richardson-Woods to elect David Kelly as Vice Chair. Chair Richardson-Woods called for nominations for Secretary. Vice Chair Kelly nominated Deborah Bradford, and there were no other nominations. Board members unanimously approved a motion by Vice Chair Kelly to elect Deborah Bradford as Board Secretary. Chair Richardson-Woods called for nominations for Board Treasurer. Secretary Bradford nominated Kathryn McGill, and there were no other nominations. Board members unanimously approved a motion by Secretary Bradford to elect Kathryn McGill as Board Treasurer.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

Chair Richardson-Woods called for a motion on the consent items. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Treasurer McGill, to approve and refer the following consent items:

22-0995 Minutes of the McKinney Community Development Corporation Meeting of September 22, 2022.

22-0996 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of October 19, 2022.

22-0997 Chair Richardson-Woods called for the Financial Report. Financial Compliance Manager Chance Miller provided a review of the preliminary September financials, He reminded Board members that the new fiscal year started on October 1 and that final FY 22 year-end numbers will be presented once the audit is complete. Revenues for September were \$2.1 million which included sales tax of \$1.8 million and interest of about \$277,000. Expenses for September totaled \$1.9 million and included \$577,000 for projects, \$496,000 for park construction projects and \$797,000 for buildings and structures (TUPPS). This resulted in a net increase for the month of about \$200,000. Mr. Miller shared that the projected fund balance is approximately \$67 million. Sales tax for September indicates a 16.4% increase over the same period in 2021. Year-to-date sales tax increase is 16.1%, which is nearly double what was budgeted. During this same time period, Allen saw an increase of 14.6%, Frisco saw an increase of 22.8%, and Plano saw an increase of 11.5%. Mr. Miller asked for questions. Board Member Barnes-Tilley asked about Allen's higher than normal increase this month, and Mr. Miller shared that he would need to rely on annual reports of sister cities to identify reasons for significant increases and decreases, and those are not available at this time. There were no questions on the Checks Issued Report.

22-0998 Chair Richardson-Woods called for Board and Liaison Reports.
Board Chair. Chair Richardson-Woods stated that Board members have been busy out in the community. Since our last meeting, we've had representation at the Children's Advocacy Center of Collin County ribbon-cutting, McKinney Young Professionals Cheers to Charity event supporting AEYL, McKinney Wine & Music Festival (SBG grant), Día de

los Muertos (Legacy Keepers grant), Chamber's Best of McKinney Awards, Independent Financial grand opening, McKinney Roots ribbon-cutting (MCDC project grant), ManeGait Gala at the 'Gait, Boys & Girls Club Gala, Community Health Clinic event and the Frisco Snooze soft opening with Hugs. Board Member Booth shared that the ManeGait Gala was an amazing event. Board Member Riche agreed and added that it was exciting to see all that's happening at McKinney Roots at the ribbon-cutting for their new hydroponic greenhouse. He shared that Vice Chair Kelly was a great emcee at the Community Health Clinic event. Vice Chair Kelly expressed his appreciation for MCDC's support of the Community Health Clinic event. Treasurer McGill thanked Linda Jones for coordinating all the events that Board members attend. She shared that it was special to learn more about the amazing work of the Collin County Children's Advocacy Center at the ribbon-cutting event for their new McKinney center, and she was pleased to see the world-class art in McKinney at the Independent Financial grand opening. Vice Chair Kelly shared that it is great to be part of this Board that is so committed to the McKinney community. Secretary Bradford shared the impact of seeing the new Children's Advocacy Center facility and learning how key community entities work together for each child that comes through their doors. She also commented that she appreciated hearing about the humble beginnings and community working together at the Independent Financial event.

City of McKinney. City Manager Paul Grimes congratulated the new Board officers and thanked all for their continued service. The Bond Committee has begun its meetings regarding a potential airport passenger terminal. Educational and informational topics have included debt capacity, guidelines for allowable projects, and economic impact studies. The Council's goal is to determine by February whether to call for a bond election. Mr. Grimes shared that the City Hall groundbreaking

was well attended on a rainy day, and the construction timeline is about 24-26 months. He shared that McKinney is a founding member of the North Texas Municipal Water District which recently announced completion of construction of Bois D'arc Lake. Mr. Grimes shared that the contractors for the airport's FBO terminal filed for bankruptcy, but the City is protected with an insurance bond. A new contractor, Crossland Construction, has been selected, and construction is 80% to 85% complete. Chair Richardson-Woods commented on the success of the City Hall groundbreaking and thanked Mayor Fuller and City Manager Grimes for continuing to move McKinney forward.

Visit McKinney. Executive Director Aaron Werner shared that this is a busy season for McKinney, and it is a great time for us to shine as a City. He acknowledged that the City lost a piece of corporate business (training seminars) that was valued at \$500,000 in hotel revenues. Their team has begun meeting with MEDC to look for opportunities to learn and to seek innovative ways to keep McKinney corporations' events in McKinney. Mr. Werner shared that the NCAA D2 Championship Game will be at MISD Stadium on December 17. In preparation for the 2023 AT&T Byron Nelson, room blocks are already reserved, and McKinney should pick up more rooms this year, because the tournament overlaps the American Country Music Awards in Frisco. Board Member Booth asked for examples of how Visit McKinney might be more proactive in keeping corporate events in McKinney, and Mr. Werner shared that one way is to create a tourism grant program to provide "gap" funding which can be used to incentivize companies.

McKinney Economic Development Corporation. Chair Richardson-Woods directed Board members to the report attached.

McKinney Main Street/MPAC. Interim Director Andrew Jones shared that the Lone Star Circus is in town, and this Saturday is the SBG Spooktacular Beer Walk in Downtown. Their team is preparing for Home

for the Holidays, which will be held the weekend of November 25-27, with the traditional tree lighting on Friday evening and Small Business Saturday the following day. He added that Downtown McKinney is one of the largest downtowns in Texas with 180 small businesses. Upcoming events at MPAC include Inspirational Jazz on November 4 and Bluegrass on November 5. Chair Richardson-Woods commented that the jazz event is always great, and that those musicians work with MISD students. Board Member Barnes-Tilley complimented the Main Street and MPAC teams for the success of the Downtown area, sharing that it was great to see how busy the area was last weekend. Board Member Booth asked about Oktoberfest results, and Mr. Jones shared that eliminating tickets was a welcomed change. He added that it was the hottest Oktoberfest on record, and though attendance was down a bit, net sales were the second highest ever. Vice Chair Kelly asked if Retail Coach numbers were available, and President Schneible shared that the report indicated there were 70,000 unique visitors to Downtown during the event. Board Member Riche asked about attendance for Dia de los Muertos, and President Schneible shared that the Retail Coach data indicated about 3,700 attendees, compared to 3,000 in 2021. Chair Richardson-Woods suggested that the organizations try to schedule Dia de los Muertos and the McKinney Wine & Music Festival on different weekends in the future. Vice Chair Kelly commented that Oktoberfest was an amazing event and asked about how to avoid running out of Hofbräu beer. Mr. Jones stated that they increased their order 25% over 2021, but they experienced their largest beer sales ever, likely influenced by shorter lines from eliminating ticket sales and the warm temperatures.

McKinney Parks and Recreation. Director Michael Kowski reported that Finch Park is now open and will close temporarily to install the new shade structure just delivered. Finch Park was a \$6 million MCDC-funded project. The Indoor Tennis facility is waiting on windows and an elevator

and should open in first quarter of 2023. The \$25 million bond-funded Craig Ranch Soccer Fields improvement project will include converting to synthetic turf and adding new restrooms. Mary Will Craig and Murphy Parks should open second quarter 2023, and Robinson Ridge Park construction will begin first quarter 2023. Mr. Kowski praised the Parks Maintenance team, stating that even with the heavy rain all day on Monday, there were no baseball cancellations on Tuesday. Halloween events were well attended with 250 kids at the Trick or Treat March at the Senior Center, 150 at the Apex Centre Pumpkin Dunk which included a session for special needs children, and more than 3,000 kids for the Trick or Treat Trail at Towne Lake Park. Board Member Booth shared her appreciation for some of the changes incorporated in this year's Pumpkin Dunk and asked about signage on Apex. Mr. Kowski stated that building signage has been designed and ordered. Vice Chair Kelly complimented the Parks team on the Finch Park renovations.

TUPPS Subcommittee. Secretary Bradford reported that monthly meetings continue. Some were able to meet onsite last week and were able to tour the site, including climbing to the mezzanine of the brewery building and viewing the site from the top. Subcommittee members continue to emphasize the importance of staying true to the community gathering spaces as originally presented and agreed upon. The list for Bring Your Own Business silos is still being culled down to six. Regarding project timeline: the Brewery Building should be complete and TCO issued in late December, the Tap Room should be complete by mid-February, and the full site complete mid-February. Silos will be delivered December 20, at which time BYOBs can start prepping their areas. The team is still planning for a grand opening in mid-March. Regarding budget, there have been some overages, and the team is looking for additional value engineering and potential cuts to the project to stay within budget.

22-0999 Chair Richardson-Woods called for the President's Report. President Cindy Schneible congratulated all the new Board officers. She called attention to the recap of FY22 award grants totaling \$17 million and encouraged Board members to review all the attached reports included final reports for Chestnut Square and MillHouse promotional grants. She explained that the Bevel House final report reflects work completed from the first grant and reminded Board members that this project will be complete with funds from a second grant awarded in August. Ms. Schneible shared that Retail Coach reports indicated 3,700 attendees at Dia de los Muertos, in Mitchell Park on October 15; 16,000 visitors to the Downtown Cultural District that day; and 4,400 attendees at McKinney Wine & Music Festival. Ms. Schneible reminded Board members that the application period for the first cycle of Promotional Grants for FY 23 will be open November 1-31, with presentations to the Board in December.

22-1000 Chair Richardson-Woods called for Training on Type B Corporate Requirements: Type B Permissible Projects and Related Issues. Jeff Moore, Attorney with Brown & Hofmeister, presented Type B corporate training which included:

- required public notice and executed agreements prior to funding projects;
- roles of MCDC and Council in funding approval process;
- MCDC Board make-up, appointment and terms;
- quorum definition, open meeting requirements, MCDC bylaws and state reporting requirements;
- permissible projects and project approval process; and
- definition of and guidelines surrounding primary job creation component of projects.

22-1001 Chair Richardson-Woods called for an update on Towne Lake Park Master Plan & Citywide Trails Plan. Director of Parks and Recreation Michael Kowski stated that the 2017 Parks Master Plan identified ten parks for major projects, of which nine are complete. The tenth is Towne Lake Park, a regional park with great potential and some challenges. Mr. Kowski emphasized that the vision for the park will have minimal impact to the park's natural resources and tree canopy. Projects that have already been completed are: Senior Recreation Center renovations, accessible kayak launch, athletic field upgrades and restoring the tree canopy. Other projects identified as needed include Recreation Center at Towne Lake renovations (in design stage), playground and shade enhancements (work to begin soon), McKinney Greens Park (in final design stage), up-lighted wooded areas (in design stage), trail connections, dog park and more. Mr. Kowski emphasized the importance of elevating walkways around the lake, because a heavy rain will flood the area quickly. While the water recedes quickly, it takes Parks Maintenance about a week to get it cleaned up. He shared images of proposed improvements that included an elevated boardwalk along the lake, a walkable bridge connecting the two prominent peninsulas, an amphitheater on the water, and an elevated boardwalk that ends in a treehouse. A video provided a vision for a landscaped road connecting the park under 75 to Al Ruschhaupt Park, elevated boardwalk with furnished gathering areas, walking trails, signage, fitness court, covered treetop pavilion, kids play area with whimsical décor and equipment, over-the-water amphitheater, splash pad near amphitheater, two food truck parking areas, tables for dining, remote work areas, and a dog park with agility course. City Council has approved a design contract for the dog park which will be a grass park with small dog section. Estimate for the dog park is about \$4 million. Board Member Barnes-Tilley asked about the splash pad and seating areas. Mr. Kowski clarified that the

splash pad would provide entertainment near the amphitheater when there is no performance and could also coordinate water features with musical performances. He stated that the seats shown are multi-ton stones that will not wash away, explaining that the entire area is designed to get wet but stay intact as water recedes. Chair Richardson-Woods asked about the process for determining this vision. Mr. Kowski shared that the vision was developed over several phases beginning in 2017, when it was determined that Towne Lake Park should be a destination park. A parks "dream" survey conducted in 2019 identified what the general public would like to see. Then in 2021 and 2022, several meetings with Parks, MCDC and other City leaders were held to fine-tune the vision. Board Member Riche asked about the design of the drains, and Mr. Kowski stated that the system is being designed to handle the muck and mud brought in with heavy flooding. Board Member Booth asked about the \$4 million budget for the dog park. Mr. Kowski explained that, within that budget, is the multi-acre dog park, pavilions, hike and bike trails connected to the dog park, a play zone with horseshoe pits and volleyball courts, and other potential amenities. Board Member Booth asked about food trucks and concessions. Mr. Kowski stated that there are plans for permanent buildings for concessions near the pavilion that could be managed by a private company. Board Member Barnes-Tilley asked about the location for the food truck. Mr. Kowski clarified that there would be a new parking lot near the amphitheater with a row for food trucks as well as a food truck row near the dog park. Vice Chair Kelly shared his appreciation for the process that went into the design and thanked the Parks team for truly listening and considering feedback from residents and MCDC Board. He also shared his appreciation that the dog park is a priority, because it is an amenity that is needed on the east side of McKinney. Mr. Kelly shared additional praise for their focus on trails and connectivity. Board Member

Barnes-Tilley requested clarification on the treehouse concept. Mr. Kowski stated that the treehouse potential could be accessed by a trail level bridge or an elevated bridge. The overall design allows for multiple performing events to be going on simultaneously throughout the park. Chair Richardson-Woods asked about parking solutions. Mr. Kowski shared that partnership with the high school is a long-term solution for big events, but they are adding two parking lots which will increase parking by 40%. Regarding covered areas, Mr. Kowski shared that the plan is to increase the number of pavilions that would be designed to create a rentable zone of pavilions for a large private event. Additionally, there will be outdoor space designed to accommodate remote workers who desire to be outside. Mr. Kowski shared that Parks just purchased property near Community and Bloomdale that will help facilitate trail connections. He showed illustrations of current trails and connections. The trails plan is about 90% complete. They are focusing on building trails as developers start projects. He shared a goal to have a 25-mile loop around McKinney with zero or minimal street crossings. One focus is to fill the gaps in connectivity by adding on to HOA trails on the west side, then connecting Downtown to the east of Highway 5, and continuing to Lake Lavon. He added that the Downtown plan includes bike rentals, artwork and signage. Mr. Kowski explained that McKinney is part of a six-city plan to connect trails between and among partner cities. Additionally, Parks is targeting specific areas as catalysts to create 20-mile trail loops for cyclists. Vice Chair Kelly thanked the Parks team for their work while emphasizing the importance of signage and apps for trail users. Board Member Booth asked about plans with Visit McKinney to promote the park and provide transportation to the park, and Mr. Kowski shared that he and Visit McKinney Executive Director are visiting on that topic.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none.

Chair Richardson-Woods called for board comments, and there were none.

Chair Richardson-Woods recessed the meeting into Executive Session at 9:49 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project Gemstone, Project BlueSky and Project 20-09 (TUPPS Brewery and Entertainment Destination).

Chair Richardson-Woods reconvened the meeting of the McKinney Community Development Corporation back into regular session at 10:56 a.m.

No action was taken from Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Riche, seconded by Vice Chair Kelly, to adjourn. Chair Richardson-Woods adjourned the meeting at 10:57 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These amended minutes approved by the MCDC members on November 17, 2022.

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary