

TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (TIRZ1) BOARD

AUGUST 27, 2024

The Tax Increment Reinvestment Zone Number One (TIRZ1) Board of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on August 27, 2024 at 3:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meeting archive.

TIRZ1 Board Chair Charlie Philips called the meeting to order at 3:12 p.m. upon determining a quorum of the Board consisting of himself and the following members were present: Board members George C. Fuller, Patrick Cloutier, Geré Feltus, and Michael Jones.

Board Vice Chair Rick Franklin, and Board members Justin Beller, Bry Taylor, and Darrell Hale were absent.

These City of McKinney Staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, City Secretary Permit Technician Katelyn Hardaway, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Deputy City Secretary Tenitrus Bethel, City Secretary Empress Drane, Director of Strategic Services, Director of Organizational Development & Performance Management Joe Mazzola, Director of Public Safety Greg Conley, Director of Planning Jennifer Arnold, Downtown Planner Cameron Christie, Information Technology Audio / Video Technician Joshua Arias, Executive Director of Development Services Michael Quint.

There were eight (8) members of the public present in the audience including these appointed officials of the city: McKinney Community Development Corporation (MCDC) Secretary David Riche, McKinney Main Street Board Vice Chair AJ Micheletto, Planning & Zoning Commission Vice Chair Steve Lebo, and Capital Improvements Advisory Committee (CIAC) member Steve Wilson.

Board Chair Philips called for Public comments. There were none.

Board Chair Philips called for these agenda items:

24-1906 Consider/Discuss the Project Plan and Administration Policy for Tax Increment Reinvestment Zone No. 1 (TIRZ No. 1)

The Board provided feedback to staff to clarify which entity (i.e. TIRZ versus MEDC or MCDCC) is appropriate for considering certain types of requests, and whether grant amount limits should be established. Board members Fuller and Philips expressed support for plan amendments to allow considerations on case-by-case basis. Board member Cloutier stated TIRZ1 exists primarily in District 1 and this discussion should include input from District 1 City Council member Beller who was absent. Director Arnold stated that staff provided an update on this item to Mr. Beller, who is expected to offer his feedback to City Manager Grimes. Board members Cloutier and Feltus requested that additional information be presented on Fire Suppression projects. Director Arnold stated an annual report including funding balance would be upcoming in the early portion of Fiscal Year 2024-25.

24-015DA Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with CPJK Management, LLC for a Façade Improvement Project at 207 East Virginia Street

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member George Fuller, to approve a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with CPJK Management, LLC for a Façade Improvement Project at 207 East Virginia Street, accompanied by a Resolution. The resolution caption reads as follows:

RESOLUTION NO. 2024-08-002 (TIRZ1)

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 THE 207 E. VIRGINIA STREET FAÇADE IMPROVEMENT PROJECT

24-016DA Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Haddington Fund, LLC for the Flour Mill Roof

Replacement Project (Critical Maintenance Project) Located at 415 East
Louisiana Street

Board members Fuller, Philips, Jones, and Feltus expressed support for a Meritorious exception to fund the project at 100% of cost. Board member Cloutier expressed support for funding up to \$50,000 of the cost.

Applicant James Bresnahan was present and spoke in support of the request.

Board members approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to approve a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Haddington Fund, LLC for the Flour Mill Roof Replacement Project (Critical Maintenance Project) Located at 415 East Louisiana Street, funding the project at 100% of cost, with a vote of 4 - 1, Board member Patrick Cloutier voting no.

The resolution caption reads as follows:

RESOLUTION NO. 2024-08-003 (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 THE 415 E. LOUISIANA STREET MCKINNEY FLOUR MILL IMPROVEMENT PROJECT

The TIRZ1 Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member George Fuller, to adjourn the meeting at 4:01 p.m.

The minutes were approved by the TIRZ1 Board on September 30, 2024 a referred to the City Council Regular Meeting of October 15, 2024 for City Council approval.

CHARLIE PHILIPS
Chair
RICK FRANKLIN
Vice Chair

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

City of McKinney, Texas