

## **TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (TIRZ1) BOARD**

### **REGULAR MEETING**

**SEPTEMBER 30, 2024**

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Monday, September 30, 2024, at 5:00 p.m.

The meeting was broadcast live on cable television and through the City's website on: Spectrum Channel 16; AT&T U-Verse Channel 99; and <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to the public through the City of McKinney meetings archive.

TIRZ1 Board Chair Charlie Philips called the meeting to order at 5:30 p.m. upon determining a quorum consisting of himself and the following members were present: TIRZ1 Board Vice Chair Rick Franklin, and Board members George Fuller, Justin Beller, Geré Feltus, and Michael Jones.

Board members Patrick Cloutier, 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 Lathom, City Secretary Permits Technician Katelyn Hardaway, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Deputy City Secretary Tenitrus Bethel Parchman, City Secretary Empress Drane, Director of Organizational Development & Performance Management Joseph Mazzola, Director of Public Safety Greg Conley, Director of Strategic Services Trevor Minyard, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, President & Chief Executive Officer of McKinney Economic Development Corporation (MEDC) Michael Kowski, ICMA Fellow Larenz Taylor, and Information Technology Audio / Video Technician Joshua Arias.

There were five (5) members of the public present in the audience including these appointed officials of the city: Capital Improvements Advisory Committee member Steve Wilson, and Planning & Zoning Commission member Steve Lebo.

Board Chair Philips called for Public Comments at which time there were no requests to speak to the Board.

Board Chair Philips called for the Consent items.

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member George Fuller, to Approved and Referred

**24-2029** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1)  
Board Meeting of May 7, 2024

**24-2030** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1)  
Board Meeting of August 27, 2024

Agenda items 24-2029 and 24-2030 referred to the City Council Regular Meeting of November 5, 2024 for City Council approval.

Board Chair Philips called for the Regular Agenda and Public Hearing items.

**24-2031** Consider/Discuss/Act on a Resolution Amending the Project Plan for Tax Increment Reinvestment Zone Number One

Board member Beller stated that action on the item should be deferred until an additional strategy session could be held to address how to more effectively deploy TIRZ1 funding throughout the zone.

Board members approved the motion by Board member George Fuller, seconded by Board member Michael Jones, to approve a Resolution Amending the Project Plan for Tax Increment Reinvestment Zone Number One with a vote of 5 - 1, Justin Beller voting no. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-004 (TIRZ1)**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, ADOPTING THE FOURTH AMENDED PROJECT PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY**

**24-2032** Consider/Discuss/Act on a Resolution Amending the Administration Policy and Guidelines for Tax Increment Reinvestment Zone Number One

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Rick Franklin, to approve a Resolution Amending the Administration Policy and Guidelines for Tax Increment Reinvestment Zone Number One. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-006 (TIRZ1)**

**A RESOLUTION OF THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE OF THE CITY OF MCKINNEY, TEXAS, ADOPTING AN ADMINISTRATION POLICY AND GUIDELINES FOR THE ALLOCATION AND AWARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FUNDS**

**24-019DA** Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Saint James Church CME for an Asbestos Abatement/Demolition Project (Environmental Remediation Project) Located at 500 North McDonald Street

Ralph Evans, member of Saint James Church, spoke in support of the resolution.

Board members unanimously approved the motion by Board member Justin Beller, seconded by Board member Geré Feltus, to close the public hearing and approve a Resolution for a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Saint James Church CME for an Asbestos Abatement/Demolition Project (Environmental Remediation Project) Located at 500 North McDonald Street. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-005 (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 500 N. MCDONALD STREET ASBESTOS ABATEMENT AND DEMOLITION PROJECT**

**24-022DA** Consider/Discuss/Act on a Resolution Authorizing the Execution of a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with TUPPS Brewery for a Build Your Own Business Project (Innovation/Pilot Project) Located at 402 East Louisiana Street

Keith Lewis, owner of TUPPS, spoke in support of the agreement.

Meredith Stockmeyer, a business owner who will lease a space at TUPPS as part of the project, spoke in support of the agreement.

Board members discussed the need for additional information related to facility plumbing, and funding appropriateness for the project (amongst MCDC, MEDC, and the TIRZ1 Board).

Board members unanimously approved the motion by Board member Geré Feltus, seconded by Board member Rick Franklin, to table the item to the TIRZ1 meeting of November 5, 2024.

The Board did not meet in Executive Session.

Board members unanimously approved the motion by Board member George Fuller, seconded by Board member Geré Feltus, to adjourn the meeting at 6:02 p.m.

These minutes were approved by the TIRZ1 Board on November 5, 2024 and referred to the City Council meeting of December 3, 2024 for City Council approval.

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CHARLIE PHILIPS  
TIRZ1 Board Chair  
RICK FRANKLIN  
TIRZ1 Board Vice Chair

ATTEST:

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EMPRESS DRANE  
City Secretary  
TENITRUS BETHEL PARCHMAN  
Deputy City Secretary