

**McKinney Main Street Board**  
**aka McKinney Downtown Business Re-Development Board**

**MAY 8, 2025**

The McKinney Downtown Business Re-Development Board of the City of McKinney, Texas met in regular session at the McKinney Performing Arts Center, Encore Wire Room, 111 N. Tennessee Street, McKinney, Texas on Thursday, May 8, 2025, at 8:30 a.m.

Board Chair Amy Pyeatt called the meeting to order at 8:31 a.m. upon determining a quorum consisting of Board Chair Amy Pyeatt and the following Board Members were present: Secretary/Treasurer Lauren F. Smith, Onel Perez, Preston Schwalls, Von Daniel, Kate McAnally, Daniel Stampfel, Mike Buchanan, Heather Lowry, Kim Black, and Ginger Hayes

The Staff and City Council Members were present: Assistant City Manager Barry Shelton, Director of Cultural District Andrew Jones, Administrative Specialist Heidi Wiese, Downtown Development Manager Graham Meyers, Main Street Program Coordinator Ryan Phelan, Executive Director of Visit McKinney Aaron Werner, MCDC Liaison Deborah Bradford, Chief of Police Joe Ellenburg, CIP Manager Blake Sills, Communications & Media Specialist Yeimi Vasquez, Mayor George Fuller and Councilman Patrick Cloutier.

There were two members of the public present in the audience.

Board Chair Amy Pyeatt called for the Reports

**REPORTS**

**25-2748**      City Liaison Report

Mayor Fuller provided updates on the election results and the upcoming run-off. He discussed the groundbreaking for Hugs and for the new amphitheater.

Assistant City Manager Shelton provided updates on the City budget season.

Secretary/Treasurer Lauren F. Smith shared information on the new Hugs Facility and their groundbreaking.

**25-2749** "M" Group Reports

Executive Director Werner discussed the popularity of the Downtown Bird Guides. He also discussed the success of the Byron Nelson Golf Tournament.

MCDC Liaison Bradford provided updates on current and upcoming grant cycles. She shared about upcoming events that are being supported by MCDC.

**25-2750** Director's Report

Director Jones discussed the recent sales tax trends. Jones discussed upcoming events and upcoming MPAC renovations. He also provided marketing round table updates.

**25-2751** Subcommittee Update

Downtown Development Director Meyers discussed the co-op marketing subcommittee and asked for volunteers.

Boyd Chair Pyeatt called for the Regular Agenda

REGULAR AGENDA ITEMS

**25-2752** Minutes of the McKinney Main Street Board Meeting of April 10, 2025

Board Members unanimously approved the motion by Board Member Kim Black, seconded by Board Member Preston Schwalls, to approve the Minutes of the McKinney Main Street Board Meeting of April 10, 2025.

**25-2753** Consider/Discuss Financial Reports

Secretary/Treasurer Lauren Smith provided updates on the financial review.

**25-2754** Consider/Discuss Downtown Security Update

Chief Ellenburg discussed downtown security and officer recruitment updates.

**25-2755** Consider/Discuss/Act on Downtown Marketing Initiative

Board Members unanimously approved the motion by Board Member Kim Black, seconded by Board Member Kate McAnally, to approve the partnership on the Downtown Marketing Initiative.

**25-2756** Consider/Discuss Downtown Construction Update

CIP Manager Sills provided information on the continuation of the Downtown Reconstruction Project Phase.

**25-2757** Consider/Discuss Upcoming Events

Boyd Chair Pyeatt called to adjourn

ADJOURN

Board Members unanimously approved the motion by Board Member Preston Schwalls, seconded by Board Member Kim Black, to adjourn the meeting at 9:49 a.m.

An audio recording of this meeting is available through the City of McKinney meeting archive.

These minutes were approved by the Main Street Board on June 12, 2025, and referred to the City Council Regular Meeting of June 17, 2025, for City Council approval.

SIGNED:

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AMY PYEATT  
Board Chair  
MIKE BUCHANAN  
Board Vice Chair

ATTEST:

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LAUREN F. SMITH  
Board Secretary / Treasurer

City of McKinney, Texas