

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

MARCH 12, 2026

The McKinney Downtown Business Re-Development Board of the City of McKinney, Texas met in regular session at McKinney City Hall, Council Chambers, 401 E. Virginia Street, McKinney, Texas on Thursday, March 12, 2026, at 8:30 a.m.

Board Chair Mike Buchanan called the meeting to order at 8:40 a.m. upon determining a quorum consisting of Board Chair Mike Buchanan and the following Board Members were present: Vice Chair Daniel Stampfel, Secretary/Treasurer Lauren F. Smith, Kim Black, Onel Perez Kate McAnally, Kenneth Holladay, Heather Lowry, and Karina Velez.

Board Members absent: Whitney Nash and James Schwalls

The Staff and City Council Members were present: The Staff and City Council Members were present: Director of Cultural District Andrew Jones, Assistant City Manager Barry Shelton, Downtown Development Manager Graham Meyers, Administrative Specialist Heidi Wiese, Main Street Program Coordinator Ryan Phelan, Special Events Coordinator Gregory Hearn, Executive Director of Visit McKinney Aaron Werner, Director of Housing and Community Services Margaret Li, McKinney Police Sergeant Michael Best, Councilman Patrick Cloutier, Councilman Michael Jones and MCDC Board Liaison AJ Micheletto.

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

CALL TO ORDER

Board Chair Mike Buchanan called for the Reports

REPORTS

26-0191 City Liaison Report

Councilman Cloutier provided updates on the Hunt Street parking garage design and the water tower rehabilitation project.

Assistant City Manager Shelton provided updates on the new Fire Admin building and airport construction. He also provided updates for the city's special event process.

26-0192 "M" Group Reports

MCDC Board Liaison AJ Micheletto provided updates on the current and upcoming grant cycles. Liaison Micheletto also spoke about Amplify for groups that apply for promotional grants.

Executive Director of Visit McKinney Aaron Werner welcomed Visit McKinney's newest staff member, Tony Adamo, Sales Manager.

New visitor guides are updated and available at Visit McKinney. Director Werner shared about the PPA tournament in McKinney this week at The Courts. He also provided updates on the upcoming half marathon in downtown McKinney.

26-0193 Director's Report

Director Jones provided updates on new business opening in Downtown McKinney. Jones also discussed the new tree planters that will be in Downtown. Main Street staff will be hosting staff hours at Habitat Plants on Tuesday & Thursdays during renovations.

26-0194 Subcommittee Update

REGULAR AGENDA ITEMS

26-0195 Minutes of the McKinney Main Street Board Meeting of February 12, 2026

Board members unanimously approved the motion by Board Member Lauren F. Smith, seconded by Board Member Daniel Stampfel, to approve the Minutes of the McKinney Main Street Board Meeting of February 12, 2026.

26-0196 Consider/Discuss the Street Outreach Ambassador Resource (SOAR) Program

26-0197 Consider/Discuss Financial Reports

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

26-0198 Consider/Discuss Fire Suppression System Update

The presentation, not posted on the meeting agenda, is included in these minutes as Appendix A: Downtown Fire

26-0199 Consider/Discuss Downtown Construction Update

Director Jones provided updates on the Downtown street construction.

26-0200 Consider/Discuss Downtown Parking Update

Director Jones and Board Chair Buchanan presented parking updates and the board discussed.

26-0201 Consider/Discuss Strategic Planning Recap

26-0202 Consider/Discuss Upcoming Events

Director Jones provided updates on upcoming events.

Board Chair Buchanan called to adjourn

ADJOURN

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 April 9, 2026, and referred to the City Council Regular Meeting of May 19, 2026, for City Council approval.

SIGNED:

MICHAEL BUCHANAN
Board Chair
DANIEL STAMPFEL
Board Vice Chair

ATTEST:

LAUREN F. SMITH
Board Secretary / Treasurer

Downtown Fire Protection



Agenda

- Desired Outcome
- Existing Conditions
- Overall Project Scope
- LiDAR Capture
- Stakeholder Impact
- Project Schedule

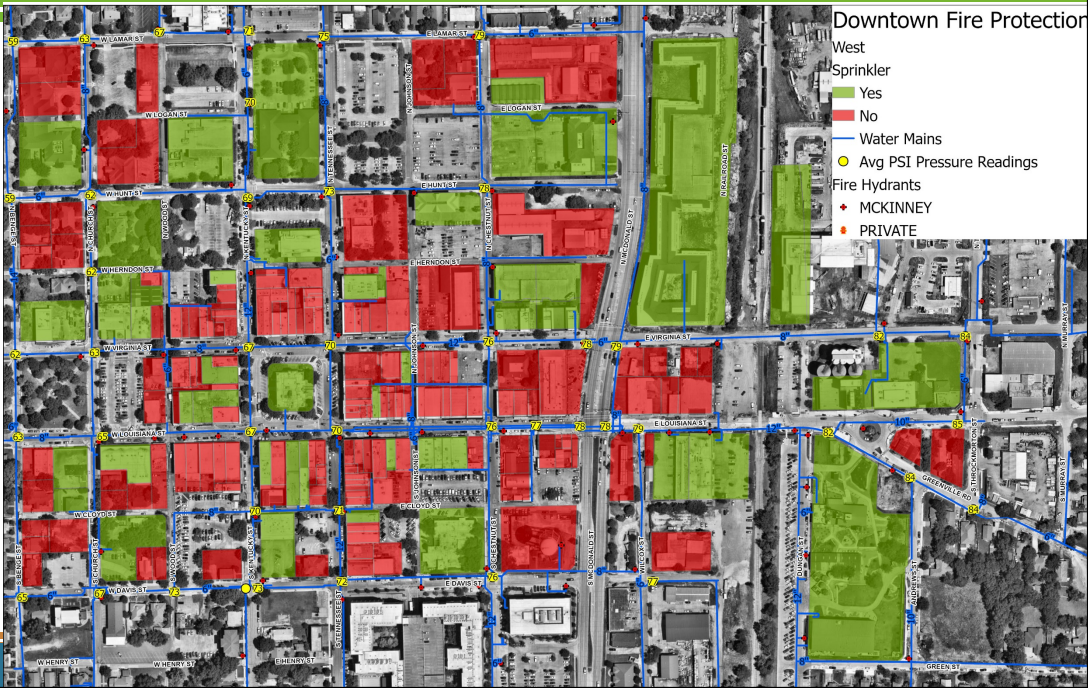
Desired Outcome

- **100% Fire Suppression Coverage in the Downtown Core**
 - Establish full sprinkler coverage across the Historic Core
 - Identify block-level cooperative / collective system solutions
 - Develop a technically sound, economically feasible path forward
 - This study “aims to find solutions for co-op or collective systems for each block”



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Existing Conditions



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Why This Matters

- **Downtown Vulnerability**
 - A fire within the past few years nearly spread into adjacent buildings
 - Historic downtowns across the U.S. have been devastated by conflagrations
 - Our buildings are interconnected and vulnerable
- **If a major fire occurs, the risk includes:**
 - Loss of property
 - Loss of businesses
 - Risk to life safety
 - Long-term economic damage to Downtown McKinney
- **Protecting downtown protects:**
 - Our historic assets
 - Our tax base
 - Jobs and local entrepreneurship
 - Community identity



Rye (August 2022)

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Overall Project Scope

Task 1 — As-built documentation Data Collection

- As-built documentation Data Collection and data processing:
 - Coordinate with client for access to 104 separate businesses to collect lidar data.
 - In office processing of all scans

Task 2 — As-built documentation

- Creation of reflected ceiling plans (RCP) for each of the 104 spaces:
 - Files will be delivered in PDF and Revit®/AutoCAD formats. AutoCAD building drawings will include:
 - Walls and Interface with Ceiling

Task 3 —Fire Protection Sprinkler Schematic Design

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- Overall Project Scope
- The initiative consists of **three major tasks**:
 - Task 1** — As-Built Documentation Data Collection (*Current Phase*)
 - Task 2** — As-Built Documentation Production
 - Task 3** — Fire Protection Sprinkler Schematic Design
 - **Today’s presentation focuses on Task 1.**

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Task 1: As-Built Documentation Data Collection

- **What We Are Doing Now**
 - Coordinating access to 104 separate businesses
 - Collecting LiDAR scan data in each space
 - Processing all scans in-office
- Deliverable of this phase:
 - Accurate digital representation of existing building conditions
 - This becomes the foundation for all future engineering decisions.

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What is LiDAR?

- **LiDAR = Light Detection and Ranging**
 - Uses laser pulses to measure distances
 - Captures millions of precise data points
 - Produces a 3D digital model of interior spaces
- **Device Used:**
 - Leica RTC360 3D Laser Scanner
- **Outcome:**
 - Highly accurate reflected ceiling plans (RCPs)
 - Spatial data for sprinkler system design



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What the Scanner Captures

- Walls
- Ceilings
- Structural elements
- Mechanical systems
- Obstructions

- The scanner creates a “point cloud”
 - A digital 3D representation of your space.
- This ensures:
 - Accuracy
 - Reduced guesswork
 - Lower design risk later

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Safety & Privacy Considerations

- The device is **non-invasive**
- No radiation or structural impact
- No physical alteration of property
- Short-duration setup per scan location
- If individuals appear in scans:
 - Data is used strictly for architectural documentation
 - Files are handled by professional engineering consultants

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What Is the Impact to Tenants & Owners?

- To collect scans, we will require:
 - Unimpeded access to all rooms
 - Temporary ability to move through the entire space
 - Clear visibility of ceilings and structural components
- Estimated Time on Site:
 - Dependent on square footage and complexity
 - Generally measured in hours, not days
- (Detailed block schedule forthcoming.)

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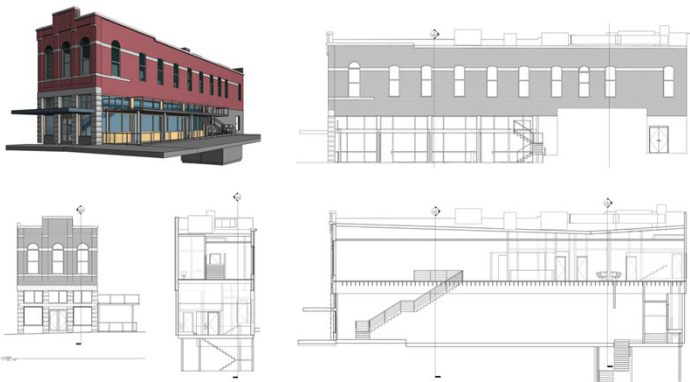
Project Schedule

- **Anticipated Start Date:**
 - March 23
- **Block Sequence:**
 - C1 → B1 → A1 → A2 → A3 → B3 → C3 → C2 → D2
 - Estimated timeline by block to be distributed
 - Sequence may accelerate depending on access and efficiency
- We will coordinate in advance before arriving on each block.

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Property Owner Benefit

- **Property Owners Will Receive:**
 - A working Revit® file of your building
 - A working AutoCAD® (DWG) file
 - PDF floor plans and reflected ceiling plans
- **Why This Matters**
 - Accurate digital as-built documentation
 - Valuable asset for future renovations or tenant build-outs
 - Useful for permits, engineering, insurance, and leasing



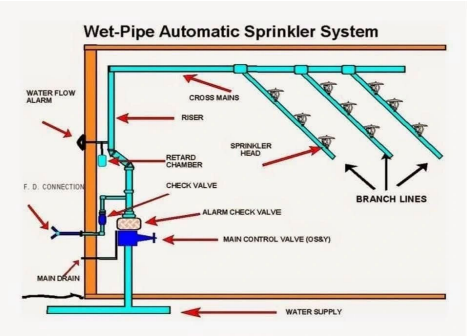
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Property Owner Benefit

- **Example Building:**
 - 5,000sf - 2-Story Building (2,500sf Per Floor)
- **Example Cost Analysis**

– LiDAR As-Built and Design	- \$10,000 (CITY)
– Underground & Backflow	- \$130,000 (CITY)
– Riser & Main Pipes	- \$40,000 (CITY)
– CITY INVESTMENT	- \$180,000
– Branch Lines & Sprinkler Heads (OWNER)	
– OWNER INVESTMENT	- \$60,000-\$80,000

Example costs estimates only – subject to change



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