

**McKinney Community Development Corporation Meeting of the  
Retail Development Infrastructure Grant Subcommittee  
September 16, 2025 (REVISED MINUTES)**

The McKinney Community Development Corporation Retail Development Infrastructure Grant subcommittee met at 12:30 p.m. on September 16, 2025, at MCDC offices located at 7300 SH 121, Suite 200, McKinney, Texas.

**Board Members Present:** Board Members Joy Booth and AJ Micheletto.

**Board Member Absent:** David Kelly.

**MCDC Staff Present:** President Cindy Schneible and MCDC Grants Program and Marketing Manager Linda Jones.

Two of three subcommittee members met and reviewed each application with consideration to eligibility of the project – location, viability of the project, and the ability of the project to create a new or expanded business. The subcommittee reached consensus on the following funding recommendations:

- **RI 25-04 submitted by 380 Marketplace**, the subcommittee is recommending funding of up to \$40,000 in eligible reimbursements.
- **RI 25-05 submitted by The Cotton Mill**, the subcommittee is recommending funding of up to \$27,458.92 in eligible reimbursements.

President Schneible stated that this program was established to focus on retail in the Downtown area. The original program required a 50/50 match with a maximum award of \$25,000. After several grant cycles with only a few applicants, Board members adjusted the program to a 75/25 match with a maximum award of \$50,000.

The subcommittee discussed various potential changes to the guidelines regarding this retail grant. Reference to “landmark” properties will be removed from the criteria, and new wording will be developed to better describe the program. Additionally, emphasis will be placed on redevelopment of aging property. Consideration will not be given for new construction. General criteria will be refined to include:

- This grant is intended for redevelopment of aging retail property.
- New construction will not be considered.
- Applicant must demonstrate that the proposed infrastructure improvements are necessary to promote or develop new or expanded business.
- Priority will be given to projects that can demonstrate the potential for generating meaningful sales tax revenue.

- Priority will be given to projects directly related to promoting safety of people visiting the establishment.
- Board may consider projects that are complete or already underway, if the project start date is within six months prior to application cycle.

Subcommittee members thoroughly considered project location eligibility requirements. Potential eligible locations for this grant program were discussed as properties located within ½ mile of the boundaries listed below, due to development patterns in the city.

- Locations along major City thoroughfares including 380 (North), Custer Road (West), Eldorado (South), Highway 5 (East)
- Locations in Downtown McKinney
- Locations throughout the McKinney Historic Cultural District

The subcommittee will request that the full Board consider/discuss/act on eliminating boundaries altogether, allowing any aging retail properties and redevelopment projects in the city, without regard to location.

Staff will begin work on application updates then finalize after Board discussion and decision.

The subcommittee meeting was adjourned at approximately 1:40 p.m.

These minutes were approved by the MCDC Board on November 20, 2025.

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GEORGE FULLER  
Chair  
DAVID RICHE  
Vice Chair

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DEBORAH BRADFORD  
Secretary