

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

SEPTEMBER 22, 2022

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, September 22, 2022 at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair Kathryn McGill, Secretary David Kelly, Treasurer Mary Barnes-Tilley, Board Member Jackie Brewer, Board Alternate David Riche and Ad Hoc Member Joy Booth.

Absent: Board Member Deborah Bradford.

City Council Present: Councilwoman Geré Feltus and Councilman Patrick Cloutier.

Staff Present: President Cindy Schneible, Assistant City Manager Barry Shelton, Financial Compliance Manager Chance Miller, Assistant Director of Parks and Recreation Ryan Mullins, Visit McKinney Executive Director Aaron Werner, Main Street Interim Director Andrew Jones and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:07 a.m. after determining a quorum was present. Pastor William Spearman of St. James CME Church offered the invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for general Board and public comments. Chair Richardson-Woods presented gifts to Jackie Brewer and Rick Glew and thanked them for their six years of dedicated service as MCDC Board members. She expressed appreciation for their leadership and thoughtful discernment of Board issues. Mr. Glew thanked the Board, City staff, Council liaisons and other Council members for their excellence in work and partnership. He recognized those who served as Board Chair during his tenure (Scott Elliott, Kurt Kuehn, Jackie Brewer and Angela Richardson-Woods) and thanked them for their examples of servant leadership and dedication. He recognized President Schneible and Linda Jones for their professionalism in managing

the many facets of MCDC. Mr. Glew expressed special appreciation for all the nonprofit leaders who spend many hours serving our community and who have dedicated their lives to their nonprofit missions. Vice Chair McGill, Board Member Riche, Treasurer Barnes-Tilley and Secretary Kelly expressed thanks and appreciation to Ms. Brewer and Mr. Glew. Sentiments included dedication, high standards, community involvement, leadership, mentorship, love for McKinney and passion for service. Board Member Riche shared a message of appreciation from Mayor Fuller to Ms. Brewer and Mr. Glew for their service and dedication to MCDC and to McKinney. Secretary Kelly also challenged Joy Booth and Jon Dell'Antonia to follow the examples set by the Board's past leaders. Additionally, President Schneible expressed her appreciation for Ms. Brewer's and Mr. Glew's service and leadership to MCDC, adding that the MCDC Board demands a great deal of commitment and community involvement from its members, and Ms. Brewer and Mr. Glew have always stepped up to serve when needed. Board Member Brewer thanked Board members individually for the contributions and insight they each bring to the Board. She recognized past Board chairs and the Leadership McKinney Class of 2012 members who encouraged her to serve and mentored her through the years.

Chair Richardson-Woods called for public comments on non-public hearing agenda items, and there were none.

Chair Richardson-Woods called for a motion on the consent items. Board members unanimously approved a motion by Vice Chair McGill, seconded by Board Member Brewer, to approve the following consent items:

- 22-0848** Minutes of the McKinney Community Development Corporation Meeting of August 25, 2022.
- 22-0849** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of August 24, 2022.
- 22-0850** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2022.

22-0851 Chair Richardson-Woods called for the Financial Report. Financial Compliance Manager Chance Miller provided a review of the August financials. Revenues for August were \$2.1 million and included sales tax of \$1.97 million and interest of about \$134,000. Expenses for August totaled about \$430,000, resulting in a net increase for the month of \$1.6 million. Sales tax for August indicates an 11.1% increase over the same period in 2021. Year-to-date sales tax increase for McKinney is 16%. During this same time period, Allen saw an increase of 3.6%, Frisco saw an increase of 22%, and Plano saw an increase of 15.4%. Year-to-date increases for our sister cities are Allen (7.6%), Frisco (24.4%) and Plano (17.4%). Mr. Miller shared that the new fiscal year begins October 1, and auditors will start working soon to finalize FY 2022, so they should have final 2022 numbers in about two months. He asked for questions. Treasurer Barnes-Tilley asked about the 1% indicator on Plano's sales tax data, and Mr. Miller explained that Plano receives only 1% of sales tax to their budget, because the city contributes 1% to DART. McKinney, Allen and Frisco all receive 2% into their budgets. Ms. Barnes-Tilley also asked whether the data still reflects COVID impacts. Mr. Miller explained that the numbers we are seeing now are true increases, and the impacts from COVID are no longer significant enough to consider. There were no questions on the checks issued report.

22-0852 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods shared that since the last meeting, Board members have participated in the silo art project reception and ribbon-cutting, the 9/11 Remembrance at Mitchell Park and the Chestnut Square Bar Wars. Additionally, the TUPPS Subcommittee has been putting in extra hours interviewing businesses for the Bring Your Own Business program. She reminded everyone that this weekend is Oktoberfest and encouraged participation. She

recognized MCDC newly appointed Board member, Joy Booth and Board alternate Jon Dell'Antonia. Board Member Riche acknowledged the success of Bar Wars and the I SPY McKinney culmination event at HUB 121. He also shared that the Adriatica Wine Walk hosted about 400 people this year. Board Member Brewer shared that Angel White will be performing at Oktoberfest and encouraged everyone to check out her talent. Vice Chair McGill shared excitement for the silo art project and the community-wide participation in the project and ribbon-cutting event. Ms. McGill also commented on the importance of the Farmers Market to McKinney.

City of McKinney. Assistant City Manager Barry Shelton thanked Rick Glew and Jackie Brewer for their dedication to MCDC and to the community over the years. The budget for FY 23 was adopted by Council on September 6 and gave residents a four-cent reduction in the city's property tax rate. The general fund budget is about \$190 million, with a total budget of about \$692 million. The budget includes 50 new staff positions, with a focus on frontline public safety in Police and Fire Departments. Mr. Shelton announced that the Municipal Complex project is out for bid, and a GMP should be presented to Council on October 18. A groundbreaking event is being planned for October 24, and anticipated move-in is the end of 2024. City Council will be appointing a bond committee to consider various projects within the McKinney National Airport. He shared that Chief Connelly will be taking on a new role as Director of Public Safety and will oversee Fire and Police. Assistant Chief Ellenburg will act as Interim Chief of Police. Secretary Kelly asked about the role of the bond committee, and Mr. Shelton explained that they will be defining specific airport-related projects to be included in the bond request.

McKinney Main Street/MPAC. Interim Director Andrew Jones shared that the 15th annual Oktoberfest starts tomorrow with highlights that include

a keg tapping Friday and a stein holding competition Saturday which will pit Police against Fire departments. He announced that the event will now be ticketless, and vendors will all take credit and debit cards. Mr. Jones thanked MCDC for the grant approval for the MPAC up-lighting. The project should be complete today, so lights will be on during Oktoberfest. He thanked everyone who participated in the silo ribbon-cutting event. Upcoming events include Home for the Holidays the weekend of November 25-27 with the tree lighting on Friday, McKinney Repertory Theatre's Dracula with showtimes October 7-15 and the Wild West Lone Star Circus (a boutique circus with no animals) from October 13-23. Secretary Kelly complimented Mr. Jones on his work as interim director.

Visit McKinney. Executive Director Aaron Werner thanked Jackie Brewer and Rick Glew for their leadership and support over the years. As we enter a new fiscal year, Mr. Werner shared a quote by a tourism leader about the circle of tourism and city development including how visits lead to new residents then new jobs then new businesses then back to more visitors. He acknowledged that McKinney is an exciting place to be with the growth ahead.

McKinney Economic Development Corporation. Chair Richardson-Woods reported the MEDC staff is participating in a Bisnow event this morning and referred Board members to the report attached to the agenda.

McKinney Parks and Recreation. Assistant Director Ryan Mullins shared that Parks hosted a Mexican Independence Day event and a ribbon-cutting for the newly renamed Gilda Garcia Garza Aquatics Center at Old Settler's Park. Summer is ending, and splash pads will be turned off next week, but the busy Fall season has begun. The stage and staff members will be at Oktoberfest. The new stage project will be underway soon. Parties on the Patio at Towne Lake Recreation Center are planned for

October 1 and 8. There will be a trail run at Erwin Park on October 1. The McKinney Half Marathon is October 8 and will wind through several City parks. October 15 hosts two major events -- Día de los Muertos at Mitchell Park and the SBG McKinney Wine and Music Festival at Towne Lake Park. October 22 is the Manda Strong 5K and the Trick or Treat Trail from 3:00 - 9:00 p.m. at Towne Lake. Trick or Treat Trail will feature costume contests for kids, adults and dogs, kids' activities, trick or treating, food trucks, carnival rides and music. Regarding construction projects, Mary Will Craig Park is progressing, Murphy Park playground equipment should be delivered soon, Al Rauchhaupt Park restrooms and concession stand building is close to being completed, as are the improvements at Finch Park. Concrete has been poured for the indoor tennis complex, and they are hoping for a Temporary Certificate of Occupancy while they await a delayed elevator. Construction documents should be finalized soon for Robinson Ridge Park and the upgrade to synthetic turf fields at the Craig Ranch Soccer Complex. Towne Lake now has a new boat dock and kayak launch. Mr. Mullins thanked Jackie Brewer and Rick Glew for their commitment and support for McKinney parks over the years and for being dream builders for the community. Chair Richardson-Woods asked if there are plans to rent kayaks. Mr. Mullins shared that they have looked for a new concessionaire but have not found a vendor at this time. Board Member Brewer encouraged the Parks Department to share the vision and plans for the future of Towne Lake Park with the MCDC board, and Treasurer Barnes-Tilley suggested adding paddle boards at some point. Ms. Barnes-Tilley asked if the new indoor courts will also accommodate pickleball, and Mr. Mullins shared that the indoor courts would open as tennis only, but they could consider that additional use in the future.

TUPPS Subcommittee. Secretary Kelly shared that the committee has met with TUPPS staff multiple times over multiple days to interview

potential businesses for the Bring Your Own Business initiative. The committee continues to meet for updates at least monthly, and last week's meeting was onsite at the new location. The project is seeing some delays with the macroeconomic challenges everyone is facing now. Soft opening for the site is planned for December with a grand opening celebration in early Spring.

22-0853 Chair Richardson-Woods called for the President's Report. President Schneible referred Board members to the final report provided by Heard-Craig Center for the Arts which highlights before and after images and clearly shows the impact of the project. The marketing report is attached, and Ms. Schneible noted the increases in followship of our social media platforms. Ms. Schneible and several MEDC staff toured the new office space at the Kaizen building which is coming along great. A temporary certificate of occupancy should be issued in the next couple of weeks which will allow for furniture deliveries and technology installations. Anticipated move-in date is the week of November 7. Ms. Schneible reminded Board members that it is North Texas Giving Day and encouraged them to consider donating to a nonprofit that aligns with their interests. She reiterated her gratitude for Jackie Brewer and Rick Glew for their service.

22-0854 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application (RI 22-02) submitted by The Cotton Mill in the amount of thirteen thousand seven hundred fifty-four and no/100 dollars (\$13,754.00) for exterior sewer infrastructure work needed for the completion of additional restrooms for a new event venue at the property located at 610 Elm Street in McKinney. Board members unanimously approved a motion by Board Member Brewer, seconded by Secretary Kelly, to approve the agenda item.

Chair Richardson-Woods called for public comments on matters not on the agenda, and there were none.

Chair Richardson-Woods called for Board comments, and there were none.

Chair Richardson-Woods recessed the meeting into Executive Session at 9:16 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters includes Project RI 22-02 (The Cotton Mill), Project 20-09 (TUPPS Brewery & Entertainment Destination) and Project BlueSky.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 9:45 a.m. No action was taken from Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members approved a motion by Vice Chair McGill, seconded by Secretary Kelly, to adjourn with a vote of 5 - 1 - 0, Jackie Brewer voting no.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MCDC members on:_____

ANGELA RICHARDSON-WOODS
Chairman

DAVID KELLY
Secretary