

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

MARCH 23, 2023

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, March 23, 2023 at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly, Secretary Deborah Bradford, Treasurer Kathryn McGill, Board Members David Riche and Joy Booth, and Board Alternate Jon Dell'Antonia.

Absent: Board Member Mary Barnes-Tilley.

City Council Present: Mayor George Fuller and Councilman Patrick Cloutier.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Accounting Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Visit McKinney Executive Director Aaron Werner, Cultural District 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 8:00 a.m. after determining a quorum was present. Pastor Elwaine Johnson of Throckmorton Street Church of Christ offered an invocation which was followed by the Pledge of Allegiance.

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

- 23-0194** Minutes of the McKinney Community Development Corporation Meeting of February 23, 2023.
- 23-0195** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 6, 2023.
- 23-0196** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented the financials for the month of February. Revenues for February were \$2.3 million including \$2.2 million in sales tax collections. Expenses were \$1.4 million, including \$81,000

for projects and \$1 million for Parks and TUPPS construction. February represented December sales and showed a 7.6% increase over 2022 with a year-to-date increase of 9.4%, so we are trending above budget. During the same period and taking audit corrections into account, Allen had a true increase of about 5.5%, Frisco saw an increase of 14%, and Plano had a true increase of 4.9%. Mr. Miller shared that retail trade is leveling out at about 5-7% growth. There were no questions on the checks issued report.

23-0197 Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods shared that Board members have participated in several community events including the Ron Kirk lecture which closed out Black History Month events, MillHouse ArtFest, St. Patrick's Day Beer Walk and Chestnut Square Bar Wars. She acknowledged Board Member Booth's participation in the Bar Wars competition with their restaurant. Most Board members attended the Chamber Community Awards event where MCDC recognized Robb Temple and McKinney Roots as Quality of Life Award recipients. Chair Richardson-Woods thanked Vice Chair Kelly for presenting the awards. Several Board members also attended the Chamber of Commerce Annual Business Meeting. Secretary Bradford reported that the Chamber speaker provided great insight, and she expressed appreciation for the work that the Chamber does year-round. Vice Chair Kelly congratulated Board Member Riche for being selected as the Chamber's Ambassador of the Year. Board Member Dell'Antonia acknowledged the Chamber speaker's emphasis on the importance of education in our community.

City of McKinney. City Manager Paul Grimes shared that the City is mailing information to each resident regarding the airport bond election. The first of two airport environmental assessment presentations will be hosted tonight at Old Settler's Recreation Center, with a second

presentation on April 19 at Cockrill Middle School. Mr. Grimes stated that there is a joint meeting of City Council, MEDC and MCDC tentatively scheduled for April 25. Council held a second strategic prioritization meeting last week, and staff is now identifying SMART goals for each department that, once approved, will support development of the annual budget for FY 2024. Road construction to prepare for HEB will begin soon, and Eldorado just east of Custer Road will be closed starting next week through July. Vice Chair Kelly sought clarification on the road closure. Mr. Grimes explained that the segment of Eldorado just west of Stonebridge Drive will be completely closed, and traffic will be rerouted during those months of full closure. Mr. Grimes shared some slides from a Metropolitan Mayor's Caucus meeting showing a comparison of DFW versus a similar region in California. In addition, DFW is outpacing other large metro area in terms of job changes related to the pandemic. Only five metro areas have grown since the pandemic, DFW is seeing the most growth, which underscores the economic development occurring in Texas and Collin County. Board Member Booth asked if the airport environmental assessment presentation materials will be posted online, and Mr. Grimes stated that the report is preliminary at this time, but the information will likely be posted once finalized. Vice Chair Kelly asked if these are the only two informational meetings planned, and Mr. Grimes stated these are the only two in-person meetings planned prior to the election and that the information provided includes noise, traffic, and ecological impact.

Visit McKinney. Executive Director Aaron Werner stated that Visit McKinney is still trending about 30% above 2022 in HOT tax collections, which speaks to health of the overall tourism industry. As a result of their strategic planning session, Visit McKinney has rewritten its mission and vision statements. The mission is "to improve the economic vitality of McKinney by inviting others to visit, explore, and enjoy the many

experiences our city has to offer.” The new vision statement is “to be the most welcoming gem in all of Texas.” Upcoming events include hosting the Georgetown Tourism and Economic Development staff in April who have booked 25 rooms at The Grand for their visit. The 93rd Irish Wolfhound Specialty Dog Show is coming to McKinney in April. On April 22, Visit McKinney is teaming with Main Street to host 40-50 influencers for a fam tour. May 5-7, the City will host Community Leaders of America with guests staying at The Grand and the Sheraton. Travel and Tourism Week is the same week as the Byron Nelson, as well as the NJCAA D1 Tennis Championship. Secretary Bradford asked about the Community Leaders of America, and Mr. Werner shared that members include mayors and community leaders from across the country. Board Member Dell’Antonia asked about the status of the remodel, and Mr. Werner confirmed that the remodeling work is complete, and furniture is being delivered as items are available.

McKinney Economic Development Corporation. Chair Richardson-Woods referred Board members to the report attached to the agenda.

McKinney Main Street/MPAC. Director Andrew Jones shared that the Retail Boot Camp was well received again this year and included more than 50 small businesses, including 40 from the Downtown area. The speaker addressed customer service and store operations, and she met one-on-one with various store owners the day after the boot camp. The inaugural Coffee Crawl is this weekend (March 25 from 8:00-11:00 a.m.), and the event is almost sold out and will likely become a quarterly event. MPAC will be presenting Beat Root Revival on March 31. The Juried Art Show begins April 1 and runs through April 23. Arts in Bloom is April 14-16 with a new mural unveiling on Wood Street, interactive art displays and over 140 artists. Young Actors Guild will be presenting *Murders in the Heir* April 27-28. Board Member Booth asked if Main Street coordinates with the Chamber to promote the Retail Boot Camp. Mr.

Jones shared that they do, and the Chamber offers discounted rates to its members. Main Street also offers discounted rates to Downtown merchants. Ms. Booth suggested that the Chamber expand its promotion to its members, and Mr. Jones agreed.

McKinney Parks and Recreation. Director Michael Kowski shared that the tentative date for MCDC and Parks Advisory board joint meeting is April 13. The Parks team is currently working on upgrading the splash pads and gates at the Bonnie Wenk dog park and adding a playground at Central Park near the Heard-Craig Museum in Downtown. The Parks Foundation is having a trails maintenance workday this Saturday from 7:30-11:00 a.m. at Towne Lake. Parks is hosting another hiring event at Old Settler's Recreation Center on Saturday, March 25, from 8:00 a.m. to 1:00 p.m. April brings the return of Parties on the Patio at Towne Lake. Typically, attendance is 125-150 at each party, and the parties are every Saturday in April. Mr. Kowski mentioned that since Craig Ranch is under construction, the Parks team is working on alternative plans for the July 4th Red, White and Boom celebration. Board Member Riche asked about the status of Robinson Ridge Park, and Mr. Kowski shared that staff plans to present an update at the April 13 joint meeting. Board Member Booth asked about the status of the elevator at the indoor tennis facility and whether there will be discounted membership rates for Apex members. Mr. Kowski reported that the elevator is in with some work left prior to inspection, the facility should open within the next two months, and plans are to have an official grand opening in July to coincide with National Parks and Recreation Month. Regarding a discounted membership rate, Mr. Kowski stated that the two entities are managed separately and that presales for tennis membership have been very successful, so they are not considering a discount at this time.

TUPPS Subcommittee. Chair Richardson-Woods shared that there would be no report today, since this committee has not met since the last Board meeting.

23-0198 Chair Richardson-Woods called for President's Report. President Cindy Schneible reminded Board members that March 31 is the application deadline for Cycle 2 Project Grants, and these will be presented to the Board at the April meeting. She encouraged Board members to review the reports attached including the marketing report which provides data on the website and social media. She noted that high performing posts for the month were related to MillHouse and Black History Month events, both recipients of MCDC promotional grants. She reiterated dates for the upcoming meetings including joint meetings with Council and MEDC on April 25 and joint meeting with Parks on April 13. Work is continuing on the TUPPS project, with a goal to secure a TCO by late April to begin brewing beer at the new site. President Schneible had an opportunity to walk the site with other team members to identify locations and select fabric for shade structures. A subcommittee meeting will likely be scheduled for mid-April. Ms. Schneible reminded the Board of upcoming events including weekly Farmers Markets, McKinney Philharmonic Bubl  concert on April 1, Shakespeare McKinney this Saturday at Adriatica, Art Meets Floral at the Heard-Craig Museum April 14-16 during Arts in Bloom, Kiwanis Triathlon on April 16 and McKinney Community Concerts presents Side Street Strutters on April 28. Ms. Schneible called attention to the McKinney Legislative Priorities brochure provided to each Board member. Vice Chair Kelly shared that Collin County Days in Austin is next week, and he will be attending. Board Member Dell'Antonia mentioned the McKinney Community Concert event this Saturday, March 25. He stated that these concerts are very good and encouraged everyone to attend of their concerts.

23-0199 Chair Richardson-Woods called for an update on Children's Advocacy Center of Collin County, Speese Campus, McKinney, Texas. Lynne McLean, CEO, expressed gratitude for MCDC's support. In January of 2018, the board of Children's Advocacy Center launched a financial campaign for a McKinney center to address the projected exponential need in Collin County. A total of \$10.1 million was raised by the end of 2020, which was the estimated cost for construction at that time. With the pandemic, construction prices increased, and the Advocacy Center's team was grateful to MCDC for helping to fill the gap with a 2021 grant for \$250,000. The Speese Campus has been open and operating since September of 2022. The facility currently houses 57 staff, but the 3,900 square foot facility is built for the future and can accommodate 120 staff members. The center uses a multi-disciplinary team approach to serve abused children and their families by co-housing and coordinating the efforts of all professionals and services in one location including law enforcement from Collin County, McKinney and surrounding cities; CPS professionals; and center staff including a Chief Operating Officer, forensic interviewers, family advocates and therapists. When the initial research for expansion was undertaken, about 40% of its clients were from northern Collin County, They predicted that number would reach 51% by 2027. In the first six months of the McKinney campus being operational, 50%-60% of their new clients are already coming from the northern part of the county. Thus far at the Speese Campus, more than 2,000 therapy sessions and core services to 1,076 clients have been provided. Ms. McLean shared photos of the facility including atrium, Rainbow Room, Activity Center, staff break room and courtyard. The facility is designed to provide a warm and welcoming atmosphere for clients while providing places of respite for staff. Ms. McLean shared three miracles that occurred during the seven-year journey of construction. The first was the \$1 million donation of land from

Independent Financial; the second was that KDC provided construction project management on a pro bono basis; and the third was the grant from MCDC when inflation challenges impacted the project. Ms. McLean thanked the Board again for its support making it possible for every Collin County child in need in Collin County to receive the services necessary to heal. Chair Richardson-Woods expressed gratitude for the work of the advocacy center and acknowledged the heartbreak for the need to prepare for an even greater need in the future. Board Member Riche shared that Keller Williams of Allen supports their efforts by providing items for the Rainbow Room and encouraged others to donate. Ms. McLean shared that an average of 100 clients are served each month with items from the Rainbow Room. Board Member Dell'Antonia asked about the new facility location, and Ms. McLean shared the address of 1701 North Heritage. She invited those who were unable to join the grand opening to come tour. Treasurer McGill asked about clothing items and sizes needed. Ms. McLean shared that clothes of all sizes (infants through teens), underwear, socks and hygiene products are needed. She added that a needs list for the Rainbow Room is on the Children's Advocacy Center website. Board Member Booth expressed her thanks for planning for the future, and Ms. McLean expressed her gratitude to the Children's Advocacy Board for its foresight in helping to plan for future needs.

23-0200 Chair Richardson-Woods called for consideration/discussion/action on amending the McKinney Community Development Corporation Fiscal Year 2022-2023 annual budget to allocate one hundred fifty-thousand and no/100 dollars (\$150,000.00) in additional funds received from TUPPS LLC to be used for eligible project costs related to the rehabilitation and revitalization of the property located at 402 E. Louisiana Street, McKinney, Texas, to create a world-class cultural and

entertainment destination to serve as a catalyst for economic development in McKinney, Texas. President Schneible shared that this administrative item is necessary to move the \$150,000 already received from TUPPS into the specific project budget line item. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Board Member Dell'Antonia, to approve the item.

Chair Richardson-Woods stated that the Board will consider the Retail Development Infrastructure Grant applications that were presented at the February meeting. She thanked the subcommittee (Board Members Barnes-Tilley, Booth and Dell'Antonia) for their diligent review of each application.

23-0201 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application (RI 23-01) submitted by Lelo's Coffee Co. in the amount of up to fifty thousand and NO/100 dollars (\$50,000.00) for infrastructure work including electrical and plumbing at the property located at 402 E. Louisiana Street, McKinney. Board Member Booth shared that the subcommittee met and discussed each application in detail, considering eligibility, viability and ability of each to promote or develop a new or expanded business. All applicant projects are located in the Cultural District, so the subcommittee also considered the overall impact for the district. On behalf of the subcommittee, Board Member Booth recommended that the Board approve this application for an amount of up to \$50,000. Board members unanimously approved a motion by Treasurer McGill, seconded by Board Member Dell'Antonia, to approve the item as recommended by the subcommittee.

23-0202 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application submitted by

Waterboy RE (RI 23-02) in the amount of up to fifty thousand and NO/100 dollars (\$50,000.00) for infrastructure improvements including fire protection equipment and furrdowns at the new location of Harvest Seasonal Kitchen located at 215 N. Kentucky, McKinney. On behalf of the subcommittee, Board Member Booth recommended that the Board approve this application for an amount of up to \$50,000. Board members unanimously approved a motion by Board Member Riche, seconded by Secretary Bradford, to approve the item as recommended by the subcommittee.

23-0203 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application submitted by Haddington Fund, LP (RI 23-03) in an amount of up to fifty thousand and NO/100 dollars (\$50,000.00) for exterior infrastructure improvements required for the creation of a catering business and outdoor restaurant to include fencing, ADA compliant ramp, wall and footer for planters, decomposed granite and walkway to parking lot located at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas. On behalf of the subcommittee, Board Member Booth recommended tabling this item to the April Board meeting. She shared that the subcommittee felt they needed additional information from the applicant before making a recommendation. She added that the applicant is aware of this recommendation and has received a list of questions from the subcommittee. Once the subcommittee receives the supplemental information, they will likely meet with the applicant to discuss the project further, then make a recommendation to the Board at the April board meeting. Board members unanimously approved a motion by Treasurer McGill, seconded by Board Member Dell'Antonia, to table the item to the April 27 Board meeting as recommended by the subcommittee.

23-0204 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application submitted by The Neathery Estate Bed and Breakfast (RI 23-04) in the amount of Up to twenty-one thousand two hundred forty-three and 75/100 dollars (\$21,243.75) for infrastructure for back porch restoration including foundation, site work, water/sewer rough-in and for security enhancements including electrical work and fencing and replacement of landscape at dig site at the property located at 215 North Waddill Street, McKinney. On behalf of the subcommittee, Board Member Booth recommended that the Board approve this application for an amount of up to \$21,243.75. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Board Member Dell'Antonia, to approve the item as recommended by the subcommittee.

23-0205 Chair Richardson-Woods called for consideration/discussion/action on Retail Development Infrastructure Grant application submitted by T & I Bakery LLC (RI 23-05) in the amount of up to six thousand and NO/100 dollars (\$6,000.00) for expanding electrical capacity from 200AMP to 400AMP at the property located at 109 N. Kentucky, McKinney. On behalf of the subcommittee, Board Member Booth recommended that the Board approve this application for an amount of up to \$6,000. Board members unanimously approved a motion by Board Member Dell'Antonia, seconded by Treasurer McGill, to approve this item as recommended by the subcommittee.

Chair Richardson-Woods thanked the subcommittee again for their work behind the scenes and congratulated the grant recipients.

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

Chair Richardson-Woods called for Board comments. Board Member Dell'Antonia encouraged everyone to attend an event at the Cotton Mill to see the transformation of the old Cotton Mill to office space and art studios.

Chair Richardson-Woods recessed the meeting into Executive Session at 8:58 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include RI 23-01 (Lelo's Coffee Co.), RI 23-02 (Waterboy RE - Harvest), RI 23-03 (Haddington Fund - Garden Cafe), RI 23-04 (Neathery Estate B&B), RI 23-05 (T & I Bakery), Project Bluesky, Project Terrigen, Project 20-09 (TUPPS Brewery & Entertainment Destination), Project 17-04 (Craig Ranch Resort Hotel) and Project Hemispheres.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:25 a.m.

Board members unanimously approved a motion by Chair Richardson-Woods, seconded Vice Chair Kelly, to approve terms for the Craig Ranch Resort Hotel as discussed in Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Vice Chair Kelly, seconded by Treasurer McGill, to adjourn. Chair Richardson-Woods adjourned the meeting at 10:26 a.m.

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
Chair

DEBORAH BRADFORD
Secretary