

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 26, 2023

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, October 26, 2023, at 8:00 a.m.

Board Members Present: Mary Barnes-Tilley, Joy Booth, Deborah Bradford, David Kelly, Kathryn McGill, David Riche, and Angela Richardson-Woods, and Board Alternate Chris Wilkes.

Absent: None.

City Council Present: Mayor George Fuller.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant Director of Parks and Recreation Ryan Mullins, MPAC Marketing and Development Specialist Jakia Brunell, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Director of Housing and Community Development Janay Tieken, and MCDCC 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. Reverend Perry Mullins of St. Peter's Episcopal Church offered an invocation which was followed by the Pledge of Allegiance.

23-0875 Chair Richardson-Woods administered the Oath of Office for New and Reappointed Board Members Mary Barnes-Tilley, Deborah Bradford and David Kelly, and Board Alternate Chris Wilkes.

23-0876 Chair Richardson-Woods called for Election of Officers. Board members unanimously approved a motion by Mary Barnes-Tilley for Angela Richardson-Woods to be re-elected Board Chair. Board members unanimously approved a motion by David Riche for David Kelly to be re-elected Vice Chair. Board members unanimously approved a motion by David Kelly for David Riche to be elected Secretary. Board members unanimously approved a motion by David Kelly for Deborah Bradford to

be elected Treasurer. Chair Richardson-Woods congratulated all of the officers on their election.

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 consent items. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Secretary Riche, to approve the following item:

23-0877 Minutes of the McKinney Community Development Corporation Meeting of September 28, 2023.

23-0878 Chair Richardson-Woods shared that Chance Miller will present September and October financials at the November meeting and then called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods reported that it has been a busy month with Board members representing MCDC at many events including: McKinney Philharmonic Concert, Dia de los Muertos, Wine & Music Festival, McKinney Repertory Theatre's CLUE, Boys & Girls Club Gala, McKinney Education Foundation reception, Chamber Best of McKinney Lunch, Chamber Development Update on Transportation, McKinney Young Professionals Cheers to Charity Event, Community Health Clinic Event, and ManeGait Gala at the 'Gait. Vice Chair Kelly commented that he was able to attend many of these events. Board Member Barnes-Tilley commented that the Chamber's Transportation Update provided new and appreciated information, and she congratulated SBG on another great McKinney Wine & Music Festival. Board Member Booth attended the ribbon-cutting for the McKinney Roots chicken coop and was encouraged to learn more about the great work ongoing at the farm. Treasurer Bradford shared that she appreciated the meaningful words from Councilwoman Dr. Feltus, Mayor Fuller and City Manager Grimes at the Palladium groundbreaking,

adding that she is grateful to live in a community that recognizes the need for affordable housing and works towards making it available in McKinney. She added that she attended both Chamber events - Best of McKinney awards and the Transportation Update. Board Member McGill added that the McKinney Education Foundation reception showcased the work of excellent leadership and Board members and added that she appreciates that MCDC partners with and funds so many non-profit organizations that do great work in McKinney and the events they produce to showcase the city. Secretary Riche complimented the Collin College presentation at the Transportation Update, and he attended the Purses with a Purpose event which is a great cause. Mr. Riche added that it is a blessing to serve the community alongside MCDC Board members and City Council. Chair Richardson-Woods added that the ManeGait Gala was a wonderful event and thanked fellow Board members for their support of the work of ManeGait. She also attended the groundbreaking for the new Abbott's Frozen Custard coming soon. She thanked Board members for the time they spend in the community. City of McKinney. City Manager Paul Grimes congratulated the newly-elected Board officers. He shared that the Bond Committee has been meeting and will present the committee's recommendation for a May bond election to Council in December. Mr. Grimes announced that Director of Housing and Community Development Janay Tieken is leaving the City after fourteen years of leadership, recognizing that her contributions have made a huge and positive impact on our community. On November 28, City Council will hear presentations from the final three developers being considered for the Downtown redevelopment project. Mr. Grimes shared that he attended an AI conference last week and learned ways that the technology can help with Quadrant 1 work (short-term tasks) to free up more staff time to focus on Quadrant 2 work (strategy and planning). Board Member Barnes-Tilley commented that

Collin College is looking for ways for students to use AI to enhance their work. Board Member Booth shared some concerns about the AT&T fiber projects in the City. Mr. Grimes explained that AT&T is permitted to run fiber under utility easements, and they are likely working on the project in response to market demands. He added that City Council has authorized staff to enter a licensing agreement for fiber to the community.

Visit McKinney. Executive Director Aaron Werner congratulated the new Board officers. He reported that Texas Travel Council is visiting McKinney today, and their tour will include a site visit to the new TUPPS campus and lunch with Visit McKinney staff. With November approaching, staff is working with MISD on logistics for the NCAA D2 Championship football game. Mr. Werner reminded Board members that the Visit McKinney Guide is underway and Texas Monthly has reached 120% of their ad sales goal. The Visit McKinney website serves as a landing page for many of our community events; therefore, as people rely more on AI for information, Visit McKinney is increasing their blog and website content with the goal of having information from their website be the source for AI channels.

McKinney Economic Development Corporation. In his third week as President of MEDC, Michael Kowski shared his appreciation for the professional team in place. MEDC held a joint meeting with Council to discuss alignment of strategies. Mr. Kowski stated that McKinney is primed for great things to come. He has met many leaders in the economic development arena, and he has appreciated impromptu conversations with President Schneible and is especially looking forward to working and collaborating closely with MCDC.

McKinney Main Street/MPAC. Marketing and Development Specialist Jakia Brunell shared that Director Andrew Jones is traveling. Downtown happenings include Cirque Carré starting today and running through October 29, the mural on the north wall of the new Harvest at the

Masonic is complete, Harvest opens today, SBG's Spooktacular Boos and Brews is October 28, Dale Watson is scheduled to perform on November 3, Downtown Wine and Cheese Walk will take place on November 11 (a grassroots event organized by four local wineries), The Downtown Christmas tree arrives on November 15 with tree lighting on November 24, and Home for the Holidays November 24-26. Chair Richardson-Woods verified with Ms. Brunell that they will be doing a community Christmas tree fundraiser again this year.

McKinney Parks and Recreation. Assistant Director Ryan Mullins shared that new officers for the Parks Board are Bruce Mead, Chair, and Wendy Gallagher, Vice Chair. Designs for the Al Ruschhaupt road connections, Old Settlers Park, Towne Lake light park, and Towne Lake dog park projects are all underway. Greens Parks and Greens Trails projects will be going out for bid soon. Construction on E.A. Randles Park will begin soon. Synthetic turf is laid on the Craig Ranch soccer fields, and demolition has begun on the north entrance to prepare for the new construction. Recreation Center at Towne Lake is now closed, and the remodel will begin soon. Robinson Ridge Park is in final inspection stage and will be opening soon; Secretary Riche commented that the park is looking beautiful. Trick or Treat Trails at Towne Lake was this past weekend. He estimated attendance numbered about 9,000 with booth participants from City departments and the community.

23-0879 Chair Richardson-Woods called for the President's Report. President Schneible called attention to the backpack each board member received as a thank you from the Mayor and City Secretary's Office for service to the city. T-shirts from the Dia de los Muertos team were also distributed. Chance Miller, City Accounting Manager, will provide a full financial update in November, but he did share some sales tax data. September revenue is from July sales, and McKinney saw a 7.7% increase. In the

same timeframe, Allen saw a .1% decrease, Frisco saw a 4.8% decrease, and Plano saw a 4.5% increase. Retail trade had an 8% increase. President Schneible directed attention to the attached reports including a summary of MCDC investments by strategic priority and a recap of approved grants. The first promotional grant application period for FY24 runs November 1-30. Ms. Schneible explained that under state law, MCDC is permitted to carryover unspent promotional funds, so this fiscal year's allocation for promotional grants should total about \$240,000 with the carryover. Ms. Schneible called attention to the final reports provided by Collin County History Museum for the new "Created in Collin" exhibit, McKinney Repertory Theatre's season, and the Drum Corps International event. She added that MCDC will have an add in the new Visit McKinney Guide that Texas Monthly is producing. TUPPS is working to complete the requirements for a TCO for the brewery building, which they should secure by next week. Ms. Schneible shared that Linda Jones has been working with the Applications Ad hoc Committee to update all grants. Beginning this year MCDC is moving to an all-online submission format with the goals to receive complete information from all applicants and to simplify the evaluation process. The promotional grant application is close to being published for the upcoming grant cycle, and other application updates will follow. Linda Jones thanked the applications committee (Angie, Kathryn and Joy) for their time spent on reviewing and making recommendations for change. She added that the new online format requires certain information to be completed before an application can be submitted, which should help in securing the required information. The format also provides contingency questions, so applicants will know whether certain information/forms are required based on how they answer certain questions. The new format should also provide consistency across applications, which will streamline the evaluation process. Board Members Booth and McGill and Chair

Richardson-Woods thanked staff for their guidance and work on the application updates, and Board Member Booth and Chair Richardson-Woods added that we should seek feedback from the applicants and make additional updates as needed. President Schneible thanked Linda Jones for her work on the project. President Schneible offered her congratulations to the newly-elected Board officers.

23-0880 Chair Richardson-Woods called Director of Housing and Community Development Janay Tieken to present on the ABC's of Affordable Housing Development. Each Board member was provided with a list of terms and acronyms which should help in the understanding of housing conversations. Ms. Tieken reviewed the three types of City of McKinney housing programs: tenant based rental assistance, housing rehabilitation program, and property maintenance program. After a question from Board Member Barnes-Tilley, Ms. Tieken clarified that some income is required for tenant based rental assistance, but all forms of income are considered including disability and social security. Ms. Tieken reviewed local, state and federal funding options including LIHTC (4% and 9% federal tax credits awarded to eligible developers to offset their tax liability), McKinney Housing Finance Corporation (City Board that can issue bonds, serve as a nonprofit development partner, and purchase land), and McKinney Housing Authority (can partner with private developers through HUD rental assistance and vouchers for projects like The Remnant). McKinney Housing Authority (MHA) currently has only 204 public housing units with rents stabilized based on resident's income. All additional units since the redevelopment of Newsome Homes have come through the rental assistance program. MHA is also responsible for 424 housing units utilizing housing choice vouchers. She added that MHA just opened their waiting list up to 500 more, and the list was full in twenty minutes. Board Member Bradford asked about the

home inspections for homes under the housing choice vouchers, and Ms. Tieken stated that MHA is responsible for those inspections, but she is not sure if the inspectors are staff or contracted labor. Secretary Riche asked if there was a process to identify how many would apply if the wait list was not limited. Ms. Tieken indicated she was not aware of that data. Ms. Tieken stated that buyers are income eligible when they earn 80% or less of the area median income (AMI); however, in order for a developer to receive certain funding, at least 25% of buyers must be at 60% AMI or below. Council recently approved MHFC as administrator of the Community Land Trust for the City of McKinney with initial funding of \$1,000,000 allocated by City Council. Chair Richardson-Woods asked if there are existing properties that individuals may be willing to sell and also asked about the true reach of \$1,000,000. Ms. Tieken explained that once a home is designated as part of a CLT, that house remains in the CLT even when the house is sold to a new income-eligible buyer. Community Land Trusts can be sponsored by the City or other organizations such as Habitat, but regulations require that 40% of the units be set aside for buyers earning 80% AMI or lower and 10% be set aside for those earning 60% AMI or lower. Chair Richardson-Woods thanked Ms. Tieken for the detailed presentation. Board Member Booth asked about the composition of those using vouchers, are they individuals or families, in McKinney? Ms. Tieken said she would reach out to get that information from MHA. President Schneible suggested that we invite Roslyn Miller, MHA, to present to the Board. Ms. Booth also asked about the AMFI (Area Median Family Income) for McKinney, and Ms. Tieken replied that AMFI is about \$106,000 and AMI for an individual is about \$90,000 (at 100% AMI). City Manager Grimes recognized Ms. Tieken for fourteen years with the City of McKinney and credited her for transforming the housing and community development function for the City. He emphasized that the challenges are many for

affordable housing efforts in Collin County, and McKinney has more affordable housing units than the other cities in the county combined. Mr. Grimes emphasized that housing is a very complex issue, each project presenting unique challenges, and Ms. Tieken's diligent leadership has continued to move projects forward. Board Member McGill expressed appreciation to Ms. Tieken for her participation and leadership on The Front Porch attainable housing task force convened by MCDC. She also acknowledged the value and leadership of Assistant City Manager Kim Flom to the task force. Board Member Barnes-Tilley suggested that MCDC's new Housing Subcommittee create a flow chart to reflect the relationship of entities and individuals involved in the complex housing process. Chair Richardson-Woods also thanked Ms. Tieken for her leadership and guidance with the City.

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

Chair Richardson-Woods called for additional Board comments. Treasurer Bradford thanked Ms. Tieken and her staff as well as the Parks staff for their support of the Legacy Neighborhood Fall Festival and for working with the Legacy Neighborhoods. Ms. Bradford also shared that the Meet the Chiefs event at La Tiendita offered a great opportunity to gather and interact, and she thanked the City for being a bridge to the east side neighborhoods.

Chair Richardson-Woods recessed the meeting into executive session at 9:19 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project 4B 20-09 (TUPPS Brewery and Entertainment Destination), Project Bluesky, Project Vibes, and Project Hemispheres. Chair Richardson-Woods announced that there would be no action taken after executive session.

Chair Richardson-Woods reconvened the meeting of the McKinney Community Development Corporation back into regular session at 10:23 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Secretary Riche, to adjourn. Meeting was adjourned at 10:24 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: _____

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair

ATTEST:

DAVID RICHE
Board Secretary