

**JOINT MEETING OF THE MCKINNEY CITY COUNCIL, MCKINNEY ECONOMIC
DEVELOPMENT CORPORATION (MEDC), MCKINNEY COMMUNITY
DEVELOPMENT CORPORATION (MCDC)**

DECEMBER 3, 2024

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, December 3, 2024 at 4:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller on behalf of the McKinney City Council, Chairman Brian Loughmiller on behalf of the McKinney Economic Development Corporation (MEDC) and Vic-Chairman David Riche on behalf of the McKinney Community Development Corporation (MCDC) called the meeting to order at 4:50 p.m. upon determining a quorum of their respective governing bodies were present.

McKinney City Council Present: Mayor George Fuller, Mayor Pro Tem Geré Feltus and Councilmembers Michael Jones, Patrick Cloutier, Rick Franklin, and Justin Beller.

Councilmember Charlie Philips arrived at 3:32 p.m.

McKinney Economic Development Corporation Board Members Present: Chair Brian Loughmiller, Vice-Chair Kurt Kuehn, Secretary/Treasurer Thad Helsley, and Board members Scott Woodruff, Matt Hamilton, Julie Williams and Mark Denissen. Alternate Board member Chantelle Kadala was present but did not participate.

McKinney Community Development Corporation Board Members Present: Vice-Chair David Riche, Secretary Deborah Bradford, Treasurer Chris Wilkes, and Board Members David Kelly, AJ Micheletto, Joy Booth and Markus Lloyd (Alternate).

Absent: McKinney Community Development Corporation Board Chair Angela Richardson-Woods.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, MEDC President Michael

Kowski, MCDC President Cindy Schneible, MEDC Vice-President Michael Talley, Chief Financial Officer Mark Holloway, Director of Public Works Ryan Gillingham, City Attorney Mark Houser, Director of IT Omar Rodriguez, Director of the Airport Ken Carley, Director of Housing and Community Service Margaret Li, Director of Engineering Gary Graham, MEDC Director of Business Retention & Workforce Development Madison Clark, Human Resources Manager Oliva Nahas, MEDC Project Manager Mike Wilkes, Director of Public Safety Greg Conley, Assistant Director of Public Works Paul Sparkman, Deputy City Secretary Tenitrus Bethel-Parchman, MEDC Marketing & Social Media Manager Luke Gajary, MEDC Development Specialist Miranda Estrada, AV Technician Joshua Arias, MCDC Grant & Program Marketing Manager Linda Jones and MCDC Administrative & Marketing Coordinator Anahi Alvarez.

There were approximately six (6) members of the public present, including Building and Standards commissioner Dan Porzio.

Mayor Fuller called for Public Comments, at which time there were none.

Mayor Fuller called for Joint Session Items.

- 24-2218** Discuss Capital Improvement Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by MEDC and MCDC Sales Tax Revenues for FY 2024-2025

The revised presentation was not included in the posted agenda but has been included in these minutes as *Appendix A: Bond Program Planning*.

- 24-2219** Consider/Discuss/Act on the Second Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, Successor-by-Name-Change to Notes Live, Inc.

Council approved the motion made by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve the Second Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and

VENU Holding Corporation, Successor-by-Name-Change to Notes Live, Inc. with a vote of 5 - 0 – 1. Councilmember Beller opposed.

MEDC unanimously approved the motion made by Board member Williams, seconded by Board member Helsley, to approve the Second Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, Successor-by-Name-Change to Notes Live, Inc.

MCDC unanimously approved the motion made by MCDC Vice Chair David Riche, seconded by Board member Bradford, to the Second Amendment to Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and VENU Holding Corporation, Successor-by-Name-Change to Notes Live, Inc.

Mayor Fuller called for Joint Member Comments, at which time there were none.

Mayor Fuller, Chairman Loughmiller and Vice Chairman Riche called for Executive Session at 3:22 p.m. in Accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres
- Project Mirage
- VENU / Notes Live

Mayor Fuller, Chairman Loughmiller and Vice Chairman Riche reconvened from Executive Session and reopened the Joint Meeting at 4:39 p.m.

Council unanimously approved the motion made by Councilmember Jones, seconded by Councilmember Cloutier, to approve Project Mirage as discussed in Executive Session.

MEDC unanimously approved the motion made by Board member Helsley, seconded by Board member Woodruff, to approve Project Mirage as discussed in Executive Session.

MCDC unanimously approved the motion made by Vice Chairman Riche, seconded by Board member Wilkes, to approve Project Mirage as discussed in Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the meeting at 4:41 p.m.

MEDC unanimously approved the motion by Board member Hamilton, seconded by Board member Denissen, to adjourn the meeting at 4:41 p.m.

MCDC unanimously approved the motion by Board member Bradford, seconded by Board member Booth, to adjourn the meeting at 4:41 p.m.

The video recording of the meeting is available through the City of McKinney meeting archives.

These minutes were approved by:

McKinney Economic Development Corporation on December 17, 2024.

BRIAN LOUGHMILLER,
MEDC Chair

McKinney Community Development Corporation on January 23, 2025.

ANGELA RICHARDSON-WOODS,
MCDC Chair

McKinney City Council on February 4, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: Bond Program Planning



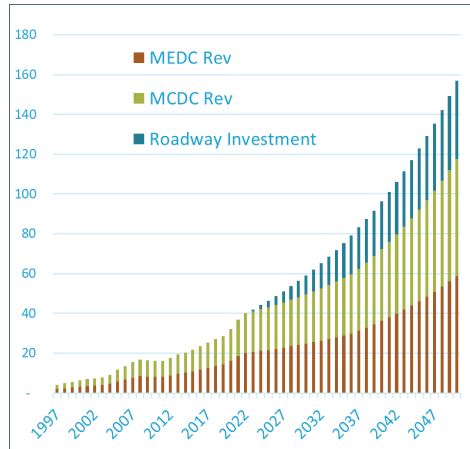
TRANSPORTATION INFRASTRUCTURE INITIATIVE MEDC/MCDC ROADWAY FUNDING

December 3, 2024



MEDC/MCDC ROADWAY
FUNDING

PROJECTED REVENUE



- Estimated \$1M will be generated in FY 23
- Estimated approximately \$16M will be generated between FY 23 and FY 27

FY 24 ACTUAL REVENUE

- MEDC Contribution - \$1,347,867
- MCDC Contribution - \$1,347,867
- **Total - \$2,695,734**

Program Total

- FY2022/2023- \$1,118,847
- FY2023/2024 - \$2,695,734
- **Total - \$3,814,581**

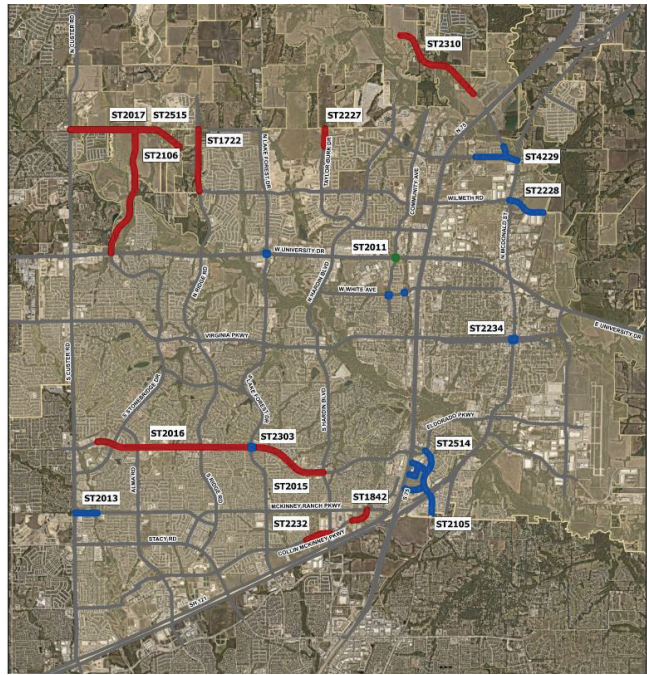
ECONOMIC DEVELOPMENT
PROJECTS (5-YR CIP)

ECONOMIC DEVELOPMENT PROJECTS ELIGIBLE FOR MEDC/MCDC FUNDING

Project Number	Project Name	Total Estimated Cost	Under Construction	Bid	Under Design	Study/Alignment	Not Funded
ST1722	RIDGE ROAD - WILMETH TO BLOOMDALE	\$8,008,419					X
ST1842	COLLIN MCKINNEY PARKWAY (EAST OF MISC SITE TO MCKINNEY RANCH)	\$2,500,000					X
ST2011	INTERSECTION CAPACITY IMPROVEMENTS (US 380 & COMMUNITY)	\$5,650,000	X				
ST2013	SILVERADO TRL LANES 3 & 4 (KENLEY - ROWLETT CREEK)	\$4,700,000			X		
ST2015	ELDORADO PKWY LANES 5 & 6 (RIDGE - HARDIN)	\$8,500,000					X
ST2016	ELDORADO PKWY LANES 5 & 6 (ORION - RIDGE)	\$7,500,000					X
ST2017	BLOOMDALE LANES 1 & 2 (CUSTER - RIDGE)	\$12,000,000					X
ST2105	MEDICAL CENTER DR IMPROVEMENTS (FRISCO - SP399)	\$4,450,000			X		
ST2106	STONEBRIDGE DRIVE (US 380 - BLOOMDALE)	\$25,540,000					X
ST2227	TAYLOR BURK EXT TO US 380 BYPASS	\$3,600,000					X
ST2228	WILMETH ROAD EXTENSION (EAST OF SH 5)	\$5,250,000			X		
ST2232	COLLIN MCKINNEY PARKWAY (TINA-HARDIN)	\$3,000,000					X
ST2234	LOWER 5 PLAZA	\$450,000			X		
ST2303	INTERSECTION CAPACITY IMPROVEMENTS (FY24)	\$1,500,000			X		
ST2310	LAUD HOWELL PARKWAY (TRINITY FALLS PARKWAY - HARDIN)	\$10,500,000					X
ST4229	BLOOMDALE ROAD AND SPUR 195 REALIGNMENT	\$6,261,523			X		
ST2514	VENU - SUNSET AMPHITHEATER CAPACITY IMPROVEMENTS	\$7,500,000			X		
ST2515	BLOOMDALE REALIGNMENT TO US 380 BYPASS	\$17,300,000					X

TOTAL: \$134,209,942

**ECONOMIC DEVELOPMENT
PROJECTS (5-YR CIP)**



**Economic Development
Projects Eligible for
MEDC/MCDC Funding**

- Legend
- Not Funded
 - Under Construction
 - Under Design
 - Major Roads
 - City Limits
 - ETJ

Questions/Discussion