



**MEETING OF THE
FRISCO COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
GEORGE A. PUREFOY MUNICIPAL CENTER
CONFERENCE ROOM 3A
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:00 PM

THURSDAY, FEBRUARY 20, 2025

MINUTES

President	Chad Brubaker	Present
Vice President	Joshua Meek	Present
Secretary/Treasurer	Ed Mahoney	Present
Director	Sadaf Haq	Present
Director	Craig Wax	Present
Director	Tracie Shipman	Present
Director	Ed Szczebak	Present

CALL TO ORDER

President, Chad Brubaker, called the meeting to order at 6:01 p.m.

1. ROLL CALL

PRESENTATIONS

2. Presentation from the National Videogame Museum.

Sean Kelly and John Hardie, Founders of National Videogame Museum, presented an update to the board, highlighting the museum's activities and attendance in 2024.

REPORTS

3. Parks and Recreation Monthly Report.

Michelle Norris, Cultural Affairs Manager, provided a monthly update on behalf of Play Frisco that included a highlight of the selected mural for the exterior of the Frisco Discovery Center.

4. Financial and Budgetary Update.

Minta Hovland, Director of Financial Services, provided the monthly financial and budget report for January 2025.

CLOSED SESSION

Secretary/Treasurer Ed Mahoney moved to enter Closed Session at 6:18 p.m. Vice President Joshua Meek seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

5. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit

A. Section 551.072. To deliberate the purchase, exchange, lease or value of real property located:

- i. South of Eldorado Parkway, north of Stonebrook Parkway, west of Preston Road and east of Legacy Dr.
- ii. South of US 380, east of Dallas North Tollway, west of Preston Road and north of Eldorado Parkway.
- iii. South of Warren Parkway, north of State Highway 121, east of Legacy Dr. and west of Preston Road.
- iv. South of Main Street, north of State Highway 121, west of Independence Parkway and east of Hillcrest Road.
- v. South of US 380, west of Dallas North Tollway, east of FM423, and north of Panther Creek Parkway.

- vi. South of Stonebrook Parkway, north Lebanon, east of Teel Parkway and west of Dallas North Tollway.
 - B. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect.
6. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

Director Tracie Shipman moved to reconvene into Regular Session at 7:25 p.m. Director Craig Wax seconded the motion.

Passed

Vote: 6 - 0

- For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
- Against: (None)

CITIZEN INPUT

None

REGULAR AGENDA

7. Consider and act upon approval of the Minutes of the January 16, 2025 Regular Meeting of the Board.

Director Ed Szczebak moved to approve Consider and act upon approval of the Minutes of the January 16, 2025 Regular Meeting of the Board. Vice President Joshua Meek seconded the motion.

Passed

Vote: 6 - 0

- For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
- Against: (None)

8. Consider and act upon approval of a Second Amendment to the Frisco Community Development Corporation (FCDC) Fiscal Year 2025 Budget.

Director Craig Wax moved to approve Consider and act upon approval of a Second Amendment to the Frisco Community Development Corporation (FCDC) Fiscal Year 2025 Budget. Director Sadaf Haq seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

9. Consider and act upon authorizing funding for temporary parking lot construction in the Rail District to grade and pave two concrete temporary parking lots located at 4th Street and Oak Street and 4th Street and Elm Street.

Ben Brezina, Assistant City Manager, spoke on the two concrete temporary parking lots and answered any questions.

Vice President Joshua Meek moved to approve Consider and act upon authorizing funding for temporary parking lot construction in the Rail District to grade and pave two concrete temporary parking lots located at 4th Street and Oak Street and 4th Street and Elm Street. Director Tracie Shipman seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

10. Consider and act upon authorizing the City Manager to finalize and execute a Performance Agreement for public facilities and related improvements for the Stix Icehouse, by and between the Frisco Community Development Corporation and Stix Frisco LLC.

Ken Schmidt, Director of Special Projects, spoke on the performance agreement between Stix Icehouse, LLC. and Frisco Community Development Corporation. FCDC will provide the lesser of 50% of the actual value or \$2.5 million reimbursement for construction of public parking lot and open space improvements. Stix will provide a benefit to the community with the addition of a family friendly social space, increase parking supply to support future Grand Park visitors, and become an early activation of future Zarky mixed use district.

Vice President Joshua Meek moved to approve Consider and act upon authorizing the City Manager to finalize and execute a Performance Agreement for public facilities and related improvements for the Stix Icehouse,

by and between the Frisco Community Development Corporation and Stix Frisco LLC. Director Craig Wax seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

11. Consider and act upon authorizing the City Manager to finalize and execute a First Amendment to the First Amended and Restated Master Development Agreement - Park, for the expansion of Kaleidoscope Park, by and between the City of Frisco, Texas, Frisco Community Development Corporation, Kaleidoscope Park Foundation, and HP Frisco Holdings, LLC.

Ken Schmidt, Director of Special Projects, spoke on the amendment of the First Amended and Restated Master Development Agreement for the expansion of Kaleidoscope Park. FCDC would provide a not to exceed \$7 million grant for a 1.44± acres park expansion. The new expansion is proposed to include an enhancement of popular amenities and become a catalyst for economic development.

Vice President Joshua Meek moved to approve Consider and act upon authorizing the City Manager to finalize and execute a First Amendment to the First Amended and Restated Master Development Agreement - Park, for the expansion of Kaleidoscope Park, by and between the City of Frisco, Texas, Frisco Community Development Corporation, Kaleidoscope Park Foundation, and HP Frisco Holdings, LLC. Director Sadaf Haq seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

12. Discussion regarding future agenda items.

The board deliberated on topics they would like to discuss at the upcoming work session.

ADJOURN

Vice President Joshua Meek moved to adjourn at 8:19 p.m. Director Sadaf Haq seconded the motion.

Passed

Vote: 6 - 0

For: Vice President Joshua Meek, Secretary/Treasurer Ed Mahoney, Director Sadaf Haq, Director Craig Wax, Director Tracie Shipman, Director Ed Szczebak
Against: (None)

Approved this ____ day of _____ 2025

Chad Brubaker, President

ATTEST:

Ed Mahoney, Secretary

Please note that this is an Action Summary of the meeting and that the minutes of the meeting are not official until approved by the Frisco Community Development Corporation Board of Directors at their next scheduled meeting. Approved meeting minutes are available at <https://agenda.friscotexas.gov/OnBaseAgendaOnline/>.