



# CITY OF MCKINNEY, TEXAS

## Agenda Reinvestment Zone Number One

---

Tuesday, February 2, 2021

5:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

---

### WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at  
<http://mckinney.legistar.com>

Please note that a quorum of the TIRZ1 Board may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

### CALL TO ORDER

### PUBLIC COMMENTS ON AGENDA ITEMS

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the TIRZ1 Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the TIRZ1Board online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 5:30p.m. on Tuesday, February 2, 2021 will be recorded in the meeting minutes.*

### REGULAR AGENDA & PUBLIC HEARING ITEMS

**21-0095**

[Election of Board Officers](#)

**21-0096**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with DFA, LTD for the Fire Suppression System Improvements Project at 110 E. Louisiana Street](#)

**Attachments:**   [Letter of Intent](#)  
                         [Form 1295](#)  
                         [Proposed Agreement](#)  
                         [Proposed Resolution](#)  
                         [Presentation](#)

**21-0097**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Pyeatt Holdings, LLC for the Façade Improvement Project at 113 N. Kentucky Street, #102](#)

**Attachments:**   [Letter of Intent](#)  
                         [Form 1295](#)  
                         [Proposed Agreement](#)  
                         [Proposed Resolution](#)  
                         [Presentation](#)

**21-0098**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Coit/Plano Parkway, LTD for north facade restoration and roof repair project at 101 W. Louisiana Street](#)

**Attachments:**   [Letter of Intent](#)  
                         [Form 1295](#)  
                         [Proposed Agreement](#)  
                         [Proposed Resolution](#)  
                         [Presentation](#)

## CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

### **EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

- A. Section 551.071(2) Consultations with Attorney on any agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.071 (A) Pending or contemplated litigation
- C. Section 551.072. Deliberations about Real Property
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters

### **ACTION ON EXECUTIVE SESSION**

### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 30th day of January, 2021 at or before 5:30 p.m.

---

Empress Drane, City Secretary  
Joshua Stevenson, Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.