



# McKinney Community Development Corporation Agenda

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Thursday, April 22, 2021

8:00 AM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

## **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 MCDC 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 as long as a quorum is still present.*

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the MCDC 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 Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request Cards must be submitted to the MCDC Board before the start of the meeting either in person or by email to [info@mckinneycdc.org](mailto:info@mckinneycdc.org).*

*Written Public Comments regarding agenda items, including Public Hearings, may be submitted online to the MCDC Board at <http://www.mckinneytexas.org/CitizenComments>.*

*To be included in the meeting record, online submittals regarding agenda items must clearly state that they should be included in the meeting record and must be received between the time of this posting and 5:00 PM on Wednesday, April 21, 2021.*

## **CONSENT ITEMS**

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

**21-0306**      [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 17, 2021.](#)

**Attachments:**    [Minutes](#)

**21-0307**      [Minutes of the McKinney Community Development Corporation Meeting of March 25, 2021.](#)

**Attachments:**    [Minutes](#)

**21-0308**      [Minutes of the McKinney Community Development Corporation Special Meeting of March 29, 2021.](#)

**Attachments:**    [Minutes](#)

**21-0309**      [Minutes of the McKinney Community Development Corporation Work Session of March 29, 2021.](#)

**Attachments:**    [Minutes](#)

**21-0310**      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of March 30, 2021.](#)

**Attachments:** [Minutes](#)

**21-0311** [Minutes of the McKinney Community Development Corporation Special Meeting of March 18, 2021.](#)

**Attachments:** [Minutes](#)

## REPORTS

**21-0312** [Financial Report](#)

**Attachments:** [March Financials](#)  
[March Transmittal Letter](#)  
[March Checks Issued](#)

**21-0313** [Board and Liaison Reports](#)

[Board Chair](#)  
[City of McKinney](#)  
[Visit McKinney](#)  
[McKinney Economic Development Corporation](#)  
[McKinney Main Street/MPAC](#)  
[McKinney Parks and Recreation](#)

**Attachments:** [Visit McKinney Report \(Feb\)](#)  
[Visit McKinney Report \(Mar\)](#)  
[MEDC Report](#)

**21-0314** [President's Report](#)

**Attachments:** [Grant Funds Awarded](#)  
[Grant Promotions](#)  
[Social Media Metrics](#)  
[Final Report - Main Street Holidays](#)  
[PC20-06 TUPPS Music Festival Withdrawal](#)

## REGULAR AGENDA

**21-0082** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-06\), Submitted by Sanchez Charities, LLC, in the Amount of Three Hundred Forty-Three](#)

Thousand Nine Hundred Seventeen and No/100 Dollars (\$343,917.00), for Construction of Horizontal Infrastructure for The Mustard Seed Center for Nonprofits to be Located on White Street Approximately 500 Feet East of Redbud Drive in McKinney Texas. Amount Requested Represents 18% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

- 21-0315** Conduct a Public Hearing and Consider/Discuss/Act on Project #21-10, Submitted by McKinney Parks Foundation in the Amount of Fifteen Thousand Five Hundred Ninety-Nine and 98/100 Dollars (\$15,599.98) to Fund Tools and Equipment Including a Gator, Wood Chipper and Log Splitter to Support Maintenance of McKinney parks. Amount Requested Represents 100% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

- 21-0316** Conduct a Public Hearing and Consider/Discuss/Act on Project #21-12, Submitted by Heritage Guild of Collin County in the Amount of One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000.00) to Fund an Expansion of the Reception Room in Bevel House at Chestnut Square; Upgraded Restroom and Kitchen Facilities; HVAC; Landscaping; Furnishings; and Interior Painting of the Chapel. Amount Requested Represents 91% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

- 21-0317** Conduct a Public Hearing and Consider/Discuss/Act on Project #21-13, Submitted by Habitat for Humanity of Collin County in the Amount of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to Fund Critical Home Repairs for Low income Residents in McKinney, Texas. Amount Requested Represents 100% of Total Project Cost.

**Attachments:** [Application Packet](#)  
[Presentation](#)

- 21-0318** [Consider/Discuss/Act on a Request by TUPPS Brewery, LLC to Amend the Lease Agreement Executed Between McKinney Community Development Corporation \(Landlord\) and TUPPS Brewery, LLC \(Tenant\) to Extend the Date from April 30, 2021 to July 31, 2021 to Obtain the Required Landlord Approval of a Construction Contract and Guaranteed Maximum Price for Construction of the Project, Including All Identified and Specified Project Components, to be Constructed at 402 E. Louisiana Street, McKinney, Texas.](#)
- 21-0319** [Consider/Discuss/Act on a Request from Sanchez Charities, LLC, to Rescind Approval of Project #20-11, Funding in the Amount of Fifty Thousand and No/100 Dollars \(\\$50,000.00\) for a Monument to be Located in the Mexican Cemetery in Pecan Grove Cemetery at 1701 McDonald Street, McKinney, Texas.](#)

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

**BOARD OR COMMISSIONER COMMENTS**

*Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.*

**EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project 20-09 TUPPS

Project 21-06 Mustard Seed

Project 21-10 Parks Foundation

Project 21-12 Heritage Guild

Project 21-13 Habitat for Humanity

Project Bluesky

Project Handle

### **ACTION ON EXECUTIVE SESSION**

### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 16th day of April, 2021 at 5:00 p.m.*

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*Cindy Schneible  
President*

*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. 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>.*