



# CITY OF MCKINNEY, TEXAS

## Agenda Joint Meeting

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Tuesday, December 7, 2021

4:00 PM

City Hall Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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### Joint Meeting of the City Council & McKinney Community Development Corporation (MCDC)

and

### Joint Meeting of the City Council & Historic Preservation Advisory Board (HPAB)

#### **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>

#### **CALL TO ORDER**

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

*If you wish to address the Council or Board(s) on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk prior to the start of the meeting.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Council or Board(s) for items listed as public hearings will be recognized when the public hearing is opened.*

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

#### **JOINT ITEMS FOR CITY COUNCIL / MCDC**

**21-1065**      [Conduct a Public Hearing and Consider/Discuss/Act on an](#)

Amendment to a Lease Agreement Executed Between McKinney Community Development Corporation (Landlord) and TUPPS Brewery, LLC (Tenant) for Project #20-09, to Increase Funding From MCDL to the Amount of Thirteen Million Three-Hundred Thirty-Three Thousand Two Hundred Sixty-Two and No/100 Dollars (\$13,333,262.00) and to Further Include Additional Lease Provisions for Required Direct Tenant Funding, including Funding Originating from the City of McKinney, Texas, to Establish Sufficient Funds to Meet All Eligible Project Costs Contained in the Approved Budget for the Rehabilitation and Revitalization of the Property Located at 402 E. Louisiana Street, McKinney, Texas, to Create a World-Class Cultural and Entertainment Destination to Serve as a Catalyst for Economic Development in McKinney, Texas, Require Approval of Guaranteed Maximum Price for the Project by December 31, 2021, and a Project Completion Date of December 31, 2022.

**Attachments:** Executed Lease  
Terms Overview.12.1.21  
Project Budget  
Revised Site Reduced  
Lease Schedule

**21-1066**

Consider/Discuss/Act on a Request by TUPPS Brewery, LLC to Execute a Construction Contract for Construction Manager at Risk (CMAR) Services with SpawGlass Contractors, Inc. of Fort Worth, Texas for a Guaranteed Maximum Price (GMP) in the Amount of Eleven Million, Three Hundred Twenty-Seven Thousand One Hundred Seventy-One and No/100 Dollars (\$11,327,171.00) for Construction Related to Project #20-09, Rehabilitation and Revitalization of the Property Located at 402 E. Louisiana Street, McKinney Texas to Create a World-Class Cultural and Entertainment Destination in McKinney, Texas

**Attachments:** [TUPPS A133 Exh A - GMP Amendment - McKinney Grain Feed \(SpawGlass\) v2 20211111 \(003\)](#)  
[TUPPS Exhibit I - Schedule of Values \(2\) \(003\)](#)  
[Assumptions and Clarifications part I - TUPPS Brewery R1 11-15-21](#)  
[2021.12.02 - TUPPS -SPAUGLASS Contract, fully combined doc](#)

## EXECUTIVE SESSION

In Accordance with the Texas Government Code:

- A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, Joint Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.071 (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
  - Project 20-09 TUPPS Brewery and Entertainment Destination

## ACTION ON JOINT EXECUTIVE SESSION ITEMS

## JOINT ITEMS FOR CITY COUNCIL / HPAB

**21-1087** [Consider/Discuss Potential Updates to the McKinney Historic Neighborhood Improvement Zone \(HNIZ\) Program](#)

**Attachments:** [Existing Ordinance](#)  
[Tax Exemption - Local Cities](#)  
[Presentation](#)

## MEMBER, PRESIDENT & MANAGER COMMENTS

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## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 4th day of December, 2021 at or before 4:00 p.m.*

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*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. Email contact-[adacompliance@mckinneytexas.org](mailto: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>.*