



# McKinney Community Development Corporation Agenda

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Thursday, July 28, 2022

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>.*

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

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

*If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.*

*Speakers wishing to address the 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.*

## **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.*

- 22-0667**      [Minutes of the McKinney Community Development Corporation Meeting of June 23, 2022.](#)  
**Attachments:**    [Minutes](#)
- 22-0668**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 11, 2022.](#)  
**Attachments:**    [Minutes](#)
- 22-0669**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of July 12, 2022.](#)  
**Attachments:**    [Minutes](#)
- 22-0670**      [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of July 14, 2022.](#)  
**Attachments:**    [Minutes](#)

**REPORTS**

- 22-0671**      [Financial Report](#)  
**Attachments:**    [June Financial Statement](#)  
                          [June Transmittal Letter](#)  
                          [June Checks Issued](#)
- 22-0672**      [Board and Liaison Reports](#)  
                          [Board Chair](#)  
                          [City of McKinney](#)  
                          [Visit McKinney](#)  
                          [McKinney Economic Development Corporation](#)  
                          [McKinney Main Street/MPAC](#)  
                          [McKinney Parks and Recreation](#)  
                          [TUPPS Subcommittee](#)  
**Attachments:**    [Visit McKinney Report](#)  
                          [MEDC Report](#)
- 22-0673**      [President's Report](#)

**Attachments:** [Grant Funds Awarded](#)  
[Social Media Report](#)  
[TUPPS Project Update](#)

**REGULAR AGENDA**

- 22-0674**      [Consider/Discuss/Act on the Ninth Amended and Restated Bylaws of McKinney Community Development Corporation.](#)
- Attachments:**    [Resolution adopted by Council](#)  
                          [Proposed Ninth Amended Bylaws \(rev\) - redline](#)  
                          [Proposed Ninth Amended Bylaws \(rev\) - clean](#)
- 22-0675**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Lacrosse Club \(PC #22-14\) in the Amount of \\$3,100.00 for the Advertising, Marketing and Promotion of the 2022 Fall Turlaxin' Tournament.](#)
- Attachments:**    [Application Packet](#)  
                          [Presentation](#)
- 22-0676**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Repertory Theatre \(PC #22-15\) in the Amount of \\$11,855.00 for the Advertising, Marketing and Promotion of the 2022-2023 Show Season Including Twenty-Two Performances of Five Unique Shows.](#)
- Attachments:**    [Application Packet](#)  
                          [Presentation](#)
- 22-0677**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Odysseus Chamber Orchestra \(dba McKinney Philharmonic Orchestra\) \(PC #22-16\) in the Amount of \\$13,970.00 for the Advertising, Marketing and Promotion of the 2022-2023 Concert Season Including Six Performances.](#)
- Attachments:**    [Application Packet](#)  
                          [Presentation](#)

**22-0678**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Heritage Guild of Collin County \(PC 22-17\) in the Amount of \\$13,960.00 for the Advertising, Marketing and Promotion of Farmers Market, Bar Wars, Murder Mystery, Legends of McKinney Ghost Walk, and Holiday Tour of Homes.](#)

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

**22-0679**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Legacy Keepers of Old East McKinney \(PC #22-18\) in the Amount of \\$14,640.00 for the Advertising, Marketing and Promotion of the 2022 Día De Los Muertos Celebration.](#)

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

**22-0680**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Rotary Foundation \(PC #22-19\) in the Amount of \\$7,500.00 for the Advertising, Marketing and Promotion of the 2022 Parade of Lights.](#)

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

**22-0681**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street \(PC #22-20\) in the Amount of \\$12,000.00 for the Advertising, Marketing and Promotion of 2022 Oktoberfest and 2022 Home for the Holidays Events.](#)

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

**22-0682**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Collin County Master Gardeners Association \(PC #22-21\) in the Amount of \\$10,000.00 for the Advertising, Marketing and Promotion of The 2023 Garden Show.](#)

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

**22-0683** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by SBG Hospitality \(PC #22-22\) in the Amount of \\$10,000.00 for the Advertising, Marketing and Promotion of the 2022 McKinney Wine and Music Festival.](#)

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

**22-0684** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Adriatica Business Association \(PC #22-23\) in the Amount of \\$2,500.00 for the Advertising, Marketing and Promotion of the Fall 2022 Events in Adriatica Village.](#)

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

**22-0685** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Meals on Wheels in the Amount of \\$3,000.00 for the Advertising, Marketing and Promotion of the 2022 I Spy McKinney Adventure and Event.](#)

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

**22-0686** [Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Areté Athletics \(#22-11\) in the Amount of Nine Hundred Eighty-Seven Thousand Seven Hundred Fifty and No/100 Dollars \(\\$987,750.00\) for the Expansion of the Club Athletics Facility. Requested Amount Represents 12% of Total Project Cost.](#)

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

**22-0687** [Conduct a Public Hearing and Consider/Discuss/Act on](#)

Project Grant Application Submitted by Heritage Guild of Collin County (#22-12) in the Amount of Seventy-Three Thousand Seven Hundred Sixty-Five and No/100 Dollars (\$73,765.00) to Fund Renovations and Enhancements to Buildings Located in Chestnut Square Including Restrooms, Kitchen and Landscaping at Bevel House, Groom's Suite at Chapel, and Deck Replacement and Front Office Restoration at the Visitor Center. Amount Requested Represents 95% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**22-0688**

Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by McKinney Main Street (#22-14) in the Amount of Thirty-Eight Thousand Two Hundred and No/100 Dollars (\$38,200.00) for Downtown Lighting Improvements and Speaker Updates. Amount Requested Represents 89% of Total Project Cost.

**Attachments:** Application Packet

**22-0689**

Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by the Collin County History Museum (#22-15) in the Amount of Thirty-Five Thousand Three Hundred Seventy-Five and No/100 Dollars (\$35,375.00) for the Purchase of Equipment and Materials for the Design, Layout and Construction of a "Created in Collin" Exhibit at the Museum. Amount Requested Represents 55% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**22-0690**

Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Adriatica Business Association (#22-16) in the Amount of Ninety-Eight Thousand Three Hundred Ninety-Two and No/100 Dollars (\$98,392.00) to Complete a Privately-Owned, Publicly Accessible Harbor Park at Adriatica Village Including Amphitheater-style Seating

with Multi-level, 18" Retaining Wall Seating, Grade Level Observation Decks, Cobblestone Stamped Walkway, Irrigation and Sod. Amount Requested Represents 100% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**22-0691** Conduct a Public Hearing and Consider/Discuss/Act on a Request from the City of McKinney Parks and Recreation Department to Amend Project #21-17 to Reallocate \$18,302 from PK 4399 (Umbrella Fund) to PK 4393 (Towne Lake Park); to Reallocate \$14,409 from PK1211 (Finch Ph 4) to PK2039 (Finch Ph 5); and to Reallocate \$404,000 from PK1213 (Trails) to PK1827 (Greens Trail Project).

**22-0692** Conduct a Public Hearing and Consider/Discuss/Act on a Request for Funding, Submitted by the City of McKinney Parks and Recreation Department (Project #22-17), in the Amount of Five Million Five Hundred Thousand and No/100 Dollars (\$5,500,000.00) for Park and Facility Redevelopment and Improvements, Design and Construction of Various Parks, and Hike and Bike Trail Projects, Playground Replacements and Vehicles/Equipment.

**Attachments:** Application Packet  
Presentation

**22-0693** Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by City of McKinney (#22-18) in the Amount of Seven Million and NO/100 (\$7,000,000.00) for the Publicly Accessible Open Space Courtyard and Plaza to be Constructed as Part of the New City of McKinney Municipal Complex. Amount Requested Represents 7% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**22-0694** Consider/Discuss/Act on a Request by St. James CME

[Church for an Extension on the Term for Project 20-12,  
\\$150,000 for Construction of Eight Low-Income Housing  
Units on Property Owned by the Church, from September 30,  
2022 to September 30, 2023.](#)

**Attachments:** [Letter of Request](#)

**22-0695** [Consider/Discuss/Act on Proposed MCDC FY 23 Budget.](#)

**Attachments:** [Proposed FY 23 Budget Packet  
Presentation](#)

## **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:

- E. Section 551.087. Deliberation Regarding Economic Development Matters
  - Project Bluesky
  - Project 20-09 TUPPS Brewery & Entertainment Destination
  - Project Gemstone
  - Project 22-09 District 121 Hotel
  - Project 22-11 Arete Athletics
  - Project 22-12 Heritage Guild
  - Project 22-14 McKinney Main Street
  - Project 22-15 Collin County History Museum
  - Project 22-16 Adriatica Business Association
  - Project 20-12 St. James CME Church

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**



*Posted in accordance with the Texas Government Code, Chapter 551, on the 22nd day of July at or before 5:00 p.m.*

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*Cindy Schneible*

*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>.*