



# McKinney Community Development Corporation Agenda

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Thursday, August 25, 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 OR VARIOUS BOARDS & COMMISSIONS OF THE CITY MAY BE PRESENT. NO ACTION BY SUCH GOVERNING BODIES WILL BE TAKEN.**

## **WATCH THE MEETING LIVE**

*Members of the public may watch the live broadcast on:*

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

## **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 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 hearing 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 a meeting member making such request prior to a motion and vote on the Consent items.*

**22-0780**      [Minutes of the McKinney Community Development Corporation Meeting of July 28, 2022](#)

**Attachments:**    [Minutes](#)

## REPORTS

**22-0781**      [Financial Report](#)

**Attachments:**    [July Financial Statement](#)  
                          [July Transmittal Letter](#)  
                          [July Checks Issued](#)

**22-0782**      [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](#)

**22-0783**      [President's Report](#)

**Attachments:**    [Grant Funds Awarded](#)  
                          [July Marketing Report](#)  
                          [Archstreet McKinney Withdrawal Letter](#)

## REGULAR AGENDA ITEMS & PUBLIC HEARINGS

**22-0784**      [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

**22-0785** 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

**22-0786** 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

**22-0787** Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Adriatica Master 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](#)

**22-0788** [Consider/Discuss/Act on 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](#)

**22-0789** [Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application \(RI 22-02\) Submitted by The Cotton Mill in the Amount of Thirteen Thousand Seven Hundred Fifty-Four and No/100 Dollars \(\\$13,754.00\) for Exterior Sewer Infrastructure Work Needed for the Completion of Additional Restrooms for a New Event Venue at the Property Located at 610 Elm Street in McKinney.](#)

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

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

**BOARD COMMENTS**

*Board member comments relating to items of public interest: Announcements regarding local or regional civic and charitable event, 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 agenda, and condolences.*

**EXECUTIVE SESSION**

In accordance with the Texas Government Code:

E. . Section 551.087. Deliberation Regarding Economic Development Matters

Project 22-12 Heritage Guild  
Project 22-14 McKinney Main Street  
Project 22-15 Collin County History Museum  
Project 22-16 Adriatica Master Association  
RI 22-02 The Cotton Mill  
Project Bluesky  
Project 20-09 TUPPS Brewery & Entertainment Destination

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at least 72 hours prior to the meeting, on this 19th day of August 2022.*

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*Cindy Schneible, MCDC 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:adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City of make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <https://www.mckinneytexas.org/ada>.*