



# McKinney Community Development Corporation Agenda

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Thursday, March 23, 2023

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 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.*

**23-0194**      [Minutes of the McKinney Community Development Corporation Meeting of February 23, 2023.](#)

**Attachments:**    [Minutes](#)

**23-0195**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 6, 2023.](#)

**Attachments:**    [Minutes](#)

## REPORTS

**23-0196**      [Financial Report](#)

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

**23-0197**      [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](#)

**23-0198**      [President's Report](#)

**Attachments:**    [February '23 Marketing Report.pdf](#)  
                          [Grants Awarded FY 23](#)  
                          [TUPPS Update \(Feb\)](#)

## REGULAR AGENDA ITEMS

**23-0199**      [Update on Children's Advocacy Center of Collin County, Speese Campus, McKinney, Texas.](#)

**Attachments:**    [Presentation](#)

- 23-0200**      [Consider/Discuss/Act on Amending the McKinney Community Development Corporation Fiscal Year 2022-2023 Annual Budget to Allocate One Hundred Fifty-Thousand and No/100 Dollars \(\\$150,000.00\) in Additional Funds Received from TUPPS LLC to be used for Eligible Project Costs Related to 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.](#)
- 23-0201**      [Consider/Discuss/Act on Retail Development Infrastructure Grant Application \(RI 23-01\) Submitted by Lelo's Coffee Co. in the Amount of Up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Infrastructure Work Including Electrical and Plumbing at the Property Located at 402 E. Louisiana Street, McKinney.](#)  
**Attachments:**      [Application Packet](#)  
                                 [Presentation](#)
- 23-0202**      [Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Waterboy RE \(RI 23-02\) in the Amount of Up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Infrastructure Improvements Including Fire Protection Equipment and Furrdowns at the New Location of Harvest Seasonal Kitchen Located at 215 N. Kentucky, McKinney.](#)  
**Attachments:**      [Application Packet -- RI 23-02 Harvest](#)
- 23-0203**      [Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Haddington Fund, LP \(RI 23-03\) in an Amount of Up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Exterior Infrastructure Improvements Required for the Creation of a Catering Business and Outdoor Restaurant to Include Fencing, ADA Compliant Ramp, Wall and Footer for Planters, Decomposed Granite and Walkway to Parking Lot Located at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas.](#)

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

**23-0204** [Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by The Neathery Estate Bed and Breakfast \(RI 23-04\) in the Amount of Up to Twenty One Thousand Two Hundred Forty-Three and 75/Dollars \(\\$21,243.75\) for Infrastructure for Back Porch Restoration Including Foundation, Site Work, Water/Sewer Rough-in and for Security Enhancements Including Electrical Work and Fencing and Replacement of Landscape at Dig Site at the Property Located at 215 North Waddill Street, McKinney.](#)

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

**23-0205** [Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by T & I Bakery LLC \(RI 23-05\) in the Amount of Up to Six Thousand and NO/100 Dollars \(\\$6,000.00\) for Expanding Electrical Capacity from 200AMP to 400AMP at the Property Located at 109 N. Kentucky, McKinney.](#)

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

## **PUBLIC COMMENTS Regarding Matters not on the Agenda**

## **BOARD AND MANAGER COMMENTS**

*Board and Manager 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

RI 23-01 Lelo's Coffee Co.  
RI 23-02 Waterboy RE (Harvest)  
RI 23-03 Haddington Fund (Garden Cafe)  
RI 23-04 Neathery Estate B&B  
RI 23-05 T & I Bakery  
Project Bluesky  
Project Terrigen  
Project 20-09 TUPPS Brewery & Entertainment Destination  
Project 17-04 Craig Ranch Resort Hotel  
Project Hemispheres

**ACTION ON EXECUTIVE SESSION**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at least seventy-two (72) hours prior the start of the meeting, on or before the 17th day of March, 2023, 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-ada.compliance@mckinneytexas.org](mailto:contact-ada.compliance@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>.*