



McKinney Community Development Corporation Agenda

Thursday, April 27, 2023

8:00 AM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

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

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.

23-0314 [Minutes of the McKinney Community Development Corporation Meeting of March 23, 2023.](#)

Attachments: [Minutes](#)

- 23-0315** [Minutes of the McKinney Community Development Corporation Special Meeting of March 13, 2023.](#)
Attachments: [Minutes](#)
- 23-0316** [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 17, 2023.](#)
Attachments: [Minutes](#)
- 23-0317** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 27, 2023.](#)
Attachments: [Minutes](#)
- REPORTS**
- 23-0318** [Financial Report](#)
Attachments: [March Financial Statement](#)
 [March Transmittal Letter](#)
 [March 2023 Checks Issued cs.pdf](#)
- 23-0319** [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](#)
- 23-0320** [President's Report](#)

Attachments: [Grants Awarded FY 23](#)
[March Marketing Report](#)
[TUPPS update \(March\)](#)
[Final Report - McKinney Philharmonic Orchestra](#)
[Final Report - 2023 Garden Show](#)
[Final Report -- Dia De Los Muertos](#)

REGULAR AGENDA ITEMS

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](#)
[Detail of Costs and Site Plans](#)
[Presentation](#)

23-0321 [Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project Grant # 23-02, Haddington Fund, LP, to Provide Additional Funding in an Amount Not to Exceed Thirty-Five Thousand Five Hundred and NO/100 Dollars \(\\$35,500.00\) for Additional Lettering on the Roof-Top Neon Sign, Approved by McKinney Community Development Corporation on February 23, 2023, and Electrical Costs to Allow for Timer-Controlled Lights and Additional Engineering Requirements Associated with the Proposed Amended Project.](#)

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

23-0322 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Archstreet McKinney](#)

(#23-05) in the Amount of Four Hundred Thousand and NO/100 Dollars (\$400,000.00) for Infrastructure Costs Related to Construction of a Select Service Hotel Located in District 121 at 7200 State Hwy. 121 S, McKinney, Texas 75070. Amount Requested Represents 1.8% of Total Project Cost.

Attachments: Application Packet
Presentation

23-0323 Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Request Submitted by Heard Natural Science Museum and Wildlife Sanctuary (#23-06) in the Amount of Fifty Thousand and NO/100 Dollars (\$50,000.00) for Construction of a Permanent Animal Food Cottage for the Animal Exhibit. Amount Requested Represents 60% of the Total Project Cost.

Attachments: Application Packet

23-0324 Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Request Submitted by McKinney Housing Authority (#23-08) in the Amount of One Million Eight Hundred Thousand and NO/100 Dollars (\$1,800,000.00) for the Demolition of Cockrell Homes and Lloyd Owens Low-Income Communities and the Construction of The Remnant at Greenwood, LP, a New Low-Income Housing Development in East McKinney. Amount Requested Represents 5% of Total Project Cost.

Attachments: Application Packet
Presentation

23-0325 Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Request Submitted by McKinney Virginia Parkway, Ltd. (#23-09) in the Amount of One Million Five Hundred Thousand and NO/100 Dollars (\$1,500,000.00) for the Construction of The Palladium McKinney, a New Multi-Family, Rental Residential Development for Low Income Families to be Located West of I-75, NEQ of W.

[Virginia Parkway and Carlisle Street in McKinney. Amount Requested Represents 5% of Total Project Cost.](#)

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

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

Board 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 4B 23-02 Haddington Fund (Amendment Request)
Project 4B 23-05 District 121 Hotel
Project 4B 23-06 Heard Museum
Project 4B 23-08 McKinney Housing Authority (The Remnant)
Project 4B 23-09 McKinney Virginia Parkway (Palladium)
Project 4B 20-09 TUPPS Brewery and Entertainment Destination
Project 4B 17-04 Craig Ranch Resort Hotel
Project Bluesky
Project Terrigen
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 21st day of April, 2023, 5:00 p.m.

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. 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>.