



# McKinney Community Development Corporation Agenda

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Thursday, August 24, 2017

8:00 AM

John and Judy Gay Library  
6861 Eldorado Parkway  
McKinney, Texas 75070

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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.**

## **CALL TO ORDER**

## **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.

**17-840**      [Minutes of the McKinney Community Development Corporation Meeting of June 29, 2017](#)

**Attachments:**    [Minutes](#)

**17-841**      [Minutes of the McKinney Community Development Corporation Meeting of July 27, 2017](#)

**Attachments:**    [Minutes](#)

**17-842**      [Minutes of the McKinney Community Development Corporation Promotional and Event Grant Committee Meeting of June 30, 2017](#)

**Attachments:**    [Minutes](#)

## **REPORTS**

**17-843**      [July Financial Report](#)

**Attachments:**    [July Transmittal](#)  
                          [July Financials](#)  
                          [July Checks](#)

- 17-844**      [Board and Liaison Updates](#)  
                  [Board Chairman](#)  
                  [City of McKinney](#)  
                  [Parks and Recreation](#)  
                  [McKinney Economic Development Corporation](#)  
                  [Main Street/MPAC](#)  
                  [McKinney Convention and Visitors Bureau](#)

**Attachments:**    [MCVB Report](#)

- 17-845**      [President's Report](#)

**Attachments:**    [Potential Projects](#)  
                          [Grants Awarded - FY17](#)  
                          [Chestnut Square-Ice Cream Crank-Off Final](#)  
                          [Report](#)

**REGULAR AGENDA**

- 17-542**      [Consider/Discuss/Act on Project #17-04, Submitted by the](#)  
                  [City of McKinney for an MCDC Loan to Aimbridge Hospitality](#)  
                  [in the Amount of Five Million Dollars \(\\$5,000,000\) and an](#)  
                  [MCDC Grant to Aimbridge Hospitality in the Amount of](#)  
                  [Three Million Dollars \(\\$3,000,000\) for Partial Funding for the](#)  
                  [Construction of a Resort Hotel; Estimated Project](#)  
                  [Construction Cost is \\$98,500,000; the Amount Requested](#)  
                  [Represents 8.12% of the Total Estimated Construction Cost](#)

- 17-846**      [Consider/Discuss/Act on Project #17-06, Submitted by North](#)  
                  [Collin County Habitat for Humanity, in the Amount of Three](#)  
                  [Hundred Thirty One Thousand Seventy-Two Dollars](#)  
                  [\(\\$331,072\) for Land Acquisition and Lot Preparation for](#)  
                  [Construction of Low Income Housing \(\\$160,850\); Exterior](#)  
                  [Home Repairs for 15 Low Income Homes \(\\$112,500\); and](#)  
                  [Material Costs for Construction of a MISD/North Texas Job](#)  
                  [Corp Project Home \(\\$57,722\); Amount Requested](#)  
                  [Represents 36% of Total Project Cost](#)

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

- 17-847**      [Consider/Discuss/Act on Project #17-07, Submitted by](#)

McKinney Housing Authority, in the Amount of Five Hundred Thousand Dollars (\$500,000) for Rehabilitation and Reconstruction and Expansion of Merritt McGowan Manor, a Sixty-Two Year Old, Low-Income, Multi-family Project Located on 10.205 Acres in McKinney; Majority of Project Costs Will be Funded Through a Tax Credit Award and Equity Loan; Amount Requested Represents 50% of Estimated Gap in Funding Needed for the Project

**Attachments:**    Application  
                              Presentation

**17-848**            Consider/Discuss/Act on Project #17-08, Submitted by Heritage Guild of Collin County, in the Amount of Sixty Five Thousand Dollars (\$65,000) for Repairs to the Taylor Inn and the Campus-wide Irrigation System at Chestnut Square; Amount Requested Represents 100% of Estimated Project Cost

**Attachments:**    Application  
                              Presentation

**17-849**            Consider/Discuss/Act on Project #17-09, Submitted by D&L Feeds, Inc. (DL Farm and Home), in the Amount of One Hundred Forty Thousand One Hundred Seventy-Seven Dollars (\$140,177) for Infrastructure Improvements that Include Water, Storm Drainage, Sewer, Traffic Control at 1502 N. Church Street, the Location of an Expanded D&L Feed Store and Warehouse Location; Amount Requested Represents 50% of Estimated Project Cost

**Attachments:**    Application  
                              Presentation

**17-850**            Conduct a Public Hearing and Consider/Discuss/Act on Project Grant #17-10, Submitted by the City of McKinney/McKinney Air Center in the Amount of Four Million Dollars (\$4,000,000) for Construction of a New Fixed Base Operator Terminal, Expanded Parking, Upgraded U.S. Customs Facility, 40,000 Square Foot Common Hangar. Amount Requested Represents 25% of Total Estimated Project Cost.

**Attachments:** [Application](#)  
[Business Plan](#)  
[Presentation](#)

**17-851** [Consider/Discuss/Act on Final FY18 Budget for Submission to City Council for Approval](#)

**Attachments:** [Budget Summary](#)  
[MCDC Budget - FY18](#)

## **CITIZEN COMMENTS**

## **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:

Section 551.087. Deliberation Regarding Economic Development Matters

- Project #17-04
- Project #17-06
- Project #17-07
- Project #17-08
- Project #17-09
- Project #17-10
- Apex Centre
- Project A71-Gateway

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 18th day of August, 2017 at or before 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. Phone 972-547-2694 or 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>.