



McKinney Community Development Corporation Agenda

Thursday, April 23, 2020

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>.

Please note that a quorum of the MCDC Board may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

CALL TO ORDER

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

Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the MCDC 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.

Public Comments regarding agenda items, including Public Hearings, may be submitted by email to MCDC at info@mckinneycdc.org. To be included in the meeting record, emails regarding agenda items must be received between the time of this posting and 7:45 a.m. on Thursday, April 23, 2020.

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.

20-0305 [Minutes of the McKinney Community Development Corporation Meeting of February 27, 2020.](#)

Attachments: [Minutes](#)

20-0306 [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 18, 2020.](#)

Attachments: [Minutes](#)

19-0482 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of May 9, 2019](#)

Attachments: [Minutes](#)

REPORTS

20-0307 [Financial Report](#)

Attachments: [March Financial Report](#)
 [March Transmittal Letter](#)
 [March 2020 Checks Issued](#)
 [February Financial Report](#)
 [February Transmittal Letter](#)
 [February Checks Issued](#)

20-0308 [Board and Liaison Updates](#)
 [Board Chair](#)
 [City of McKinney](#)
 [Visit McKinney](#)
 [McKinney Economic Development Corporation](#)
 [McKinney Main Street/MPAC](#)
 [McKinney Parks and Recreation](#)

Attachments: [Visit McKinney Report for March](#)
 [Visit McKinney Report for February](#)
 [MEDC Report](#)

20-0309

President's Report

Attachments: [Grant Funds Awarded](#)
[Potential Projects](#)
[Social Media Metrics \(March\)](#)
[Grant Promotions - Cycle I 2020](#)
[2018-2019 Annual Report -- Habitat for Humanity](#)
[FHC, Patients by Zipcode March 2019-February](#)
[2020](#)
[Final Report -- Collin County History Museum](#)
[Photo Boards Project](#)
[Final Report -- Odysseus](#)
[Final Report -- St. Patrick's Festival](#)
[Final Report -- ManeGait Signage](#)

REGULAR AGENDA

20-0310

[Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project #19-11, Funded in the Amount of \\$135,000 for Replacement of Gym Floor, Replacement of Gym Padding Panels and Purchase and Installation of Retractable Bleachers at the McKinney Boys and Girls Club, to Allow Unused Funds in the Amount of \\$40,785 for Gym Upgrades: Gym Doors in the Amount of \\$7,035; Gym Light Fixtures in the Amount of \\$11,727; Basketball Goals in the Amount of \\$7,783; Basketball Machine in the Amount of \\$6,664; Painting of Divider in the Amount of \\$7,576.](#)

Attachments: [Presentation](#)

20-0311

[Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by East End Salvage Ltd. Co. \(RDIG 20-01\) in an Amount of Up to \\$25,000 for Reimbursement of Expenses Related to Site and Exterior Infrastructure Improvements at East End Salvage Ltd. Co., Located at 705 Greenville Road, McKinney, Texas.](#)

Attachments: [Application Packet \(Revised\) - East End Salvage](#)

- 20-0312** [Conduct a Public Hearing and Consider/Discuss/Act on an Application Submitted by McKinney Parks Foundation \(#20-05\) in the Amount of Five Thousand Nine Hundred Twenty-Four and 89/100 Dollars \(\\$5,924.89\) for Interior and Exterior Restoration of a Shipping Container to be Used for Storage and Procurement of Tools and Supplies to be Used in the Management, Enhancement, Restoration and Maintenance of McKinney Park's Properties. Amount Requested Represents 100% of the Project Cost](#)
- Attachments:** [Application Packet](#)
 [Presentation](#)
- 20-0313** [Conduct a Public Hearing and Consider/Discuss/Act on an Application Submitted by Hugs Café, Inc. \(#20-06\) in the Amount of Thirteen Thousand Three Hundred Twenty-Four and 90/100 Dollars \(\\$13,324.90\) for the Purchase and Installation of Greenhouse Heaters, Electrical Infrastructure and Misters. Amount Requested Represents 33.88% of Total Project Cost.](#)
- Attachments:** [Application Packet](#)
 [Presentation](#)
- 20-0314** [Conduct a Public Hearing and Consider/Discuss/Act on an Application Submitted by McKinney Main Street and the Historic Downtown McKinney Cultural District \(#20-07\) in the Amount of Sixty-Six Thousand and No/100 Dollars \(\\$66,000.00\) for the Purchase of "Better Block in a Box", a Project that Includes All Elements for Placemaking and Pop-Up Events and Activities. Amount Requested Represents 93% of Total Project Cost.](#)
- Attachments:** [Application Packet](#)
- 20-0315** [Conduct a Public Hearing and Consider/Discuss/Act on an Application Submitted by District 121, LLC \(#20-08\) in the Amount of Two Million Forty Thousand Two Hundred Fifty and No/100 Dollars \(\\$2,040,250.00\) for the Development and Construction of The Commons at District 121, a .7 Acre](#)

Privately Owned and Maintained, Publicly Accessible Open Space and Landscaped Area Featuring a Stage with LED Screen, Outdoor Rooms Defined with Floor Pavers/Stamped Concrete, Cushioned Seating, Tables and Umbrellas, Outdoor Fire Pits, Children's Play Area, Lighting, Sound Systems and Seating for the District 121 Office, Entertainment, Retail and Restaurant Mixed-Use Development in Craig Ranch. Amount Requested Represents 100% of the Cost for the Project.

Attachments: Application Packet
Presentation
District 121 Conceptual Site Plan

20-0316 Consider/Discuss/Act On Resolution Authorizing the Purchase and Installation of Eight (8) Benches to be Located Around the McKinney Performing Arts Center in an Amount Not to Exceed Thirty-Six Thousand and Eight Hundred and No/100 Dollars (\$36,800.00), Authorized by Section 505.152 of the Texas Local Government Code; and Providing for an Immediate Effective Date.

Attachments: Resolution

20-0317 Consider/Discuss/Act on a request from Habitat for Humanity of Collin County to extend the term of the Loan Agreement Executed with McKinney Community Development Corporation for Project #18-06, Effective May 24, 2018 to September 30, 2020.

Attachments: Habitat Loan Agreement
Term Extension 1
Term Extension 2
Habitat Request for Extension 4.15.2020

20-0318 Consider/Discuss/Act On McKinney Strong COVID-19 Business Grant Program

Attachments: Presentation

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:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

C. Section 551.072. Deliberations about Real Property

E. Section 551.087. Deliberation Regarding Economic Development Matters

Project Moe

Project FPS

HUB 121

Project 20-05 McKinney Parks Foundation

Project 20-06 Hugs Cafe

Project 20-07 McKinney Main Street

Project 20-08 District 121

RDIG 20-01 East End Salvage

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of April, 2020 at or before 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. Phone 972-547-2694 or 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>.