



McKinney Community Development Corporation Agenda

Thursday, May 28, 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.

20-0427 [Minutes of the McKinney Community Development Corporation Meeting of April 23, 2020.](#)

Attachments: [Minutes](#)

20-0428 [Minutes of the McKinney Community Development Corporation Executive Committee Meeting of May 13, 2020.](#)

Attachments: [Minutes](#)

20-0429 [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of May 21, 2020.](#)

Attachments: [Minutes](#)

REPORTS

20-0430 [Financial Report](#)

Attachments: [April Financial Report](#)
[April Transmittal Letter](#)
[April Checks Issued](#)

20-0431 [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](#)
[MEDC Report](#)

20-0432 [President's Report](#)

Attachments: [Grant Funds Awarded](#)
[Potential Projects](#)
[Social Media Metrics \(April\)](#)
[Grant Promotions and Recovery Efforts](#)
[Final Report -- Main Street Neon Signs](#)
[Final Report - ManeGait](#)

REGULAR AGENDA

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

20-0433

Conduct a Public Hearing and Consider/Discuss/Act on an Application Submitted by TUPPS Brewery (#20-09) in the Amount of Eleven Million Three Hundred Thirty-Three Thousand Two Hundred Sixty-Two and No/100 Dollars (\$11,333,262.00) for the Rehabilitation and Revitalization of the Property Located at the Southeast Corner of Greenville and Dungan Streets to Create a World-Class Cultural and Entertainment Destination to Serve as a Catalyst for Economic Development East of Highway 5 in McKinney, Texas.

Attachments: Application Packet
Presentation
Site Plan

20-0434

Conduct a Public Hearing to Consider/Discuss/Act on

[Amendments to a Project Grant Approved for The North Texas Family Health Foundation \(#19-08\) in the Amount of \\$800,000 for Horizontal Infrastructure Costs Related to the Construction of a Federally Qualified Health Center, Located at 1620 Virginia Parkway, McKinney Texas to Extend the Date to Obtain a Certificate of Occupancy to December 31, 2020; and to Extend the Deadline for Employing and Maintaining a Minimum of Fifty-One Full-Time Equivalent Employment Positions to December 31, 2025.](#)

Attachments: [Term Amendment Request](#)
[Performance Agreement](#)

20-0435 [Consider/Discuss/Act On a Request by Kiwanis Club of McKinney to Extend the Term on Promotional and Community Event Grant \(PC#19-06\) to October 31, 2020 in Order to Accommodate Promotion of the McKinney Kiwanis Triathlon Scheduled for September 20, 2020.](#)

Attachments: [Request for Term Extension](#)

20-0436 [Consider/Discuss/Act on McKinney Strong COVID-19 Business Grant Program - Phase II](#)

Attachments: [Presentation](#)

20-0437 [Consider/Discuss/Act On Proposed FY 21 MCDC Budget for Submission to the City Manager for Review.](#)

Attachments: [Budget Summary](#)
[Draft Budget](#)

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:

C. Section 551.072. Deliberations about Real Property

E. Section 551.087. Deliberation Regarding Economic Development Matters

Project 18-05 McKinney HUB 121

Project Moe

Project FPS

Project 20-09 TUPPS

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 22nd day of May, 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>.