



# McKinney Community Development Corporation Agenda

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Thursday, July 22, 2021

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>.*

*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 as 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 Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request Cards must be submitted to the MCDC Board before the start of the meeting either in person or by email to [info@mckinneycdc.org](mailto:info@mckinneycdc.org).*

*Written Public Comments regarding agenda items, including Public Hearings, may be submitted online to the MCDC Board at <http://www.mckinneytexas.org/CitizenComments>.*

*To be included in the meeting record, online submittals regarding agenda items must clearly state that they should be included in the meeting record and must be received between the time of this posting and 5:00 PM on Wednesday, July 21, 2021.*

## 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.*

- 21-0610**      [Minutes of the McKinney Community Development Corporation Meeting of June 24, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0611**      [Minutes of the McKinney Community Development Corporation Finance Subcommittee of June 16, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0612**      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee of June 16, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0613**      [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 7, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0614**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of July 7, 2021.](#)  
**Attachments:**    [Minutes](#)

## REPORTS

- 21-0615**      [Financial Report](#)  
**Attachments:**    [June Financials Statement](#)  
                          [June Transmittal Letter](#)  
                          [June Checks Issued](#)
- 21-0616**      [Board and Liaison Reports](#)  
                          [Board Chair](#)  
                          [City of McKinney](#)

[Visit McKinney](#)  
[McKinney Economic Development Corporation](#)  
[McKinney Main Street/MPAC](#)  
[McKinney Parks and Recreation](#)  
[TUPPS Brewery Destination Subcommittee](#)

**Attachments:** [Visit McKinney \(June\)](#)  
[Visit McKinney \(May\)](#)  
[MEDC Report](#)

**21-0617** [President's Report](#)

**Attachments:** [Grant Funds Awarded - FY21](#)  
[Social Media Metrics](#)  
[Grant Promotions](#)  
[Final Report -- St. Patrick's Beer Walk & Shamrock Run](#)

**REGULAR AGENDA**

**21-0618** [Consider/Discuss/Act on a Request by TUPPS Brewery, LLC to Amend the Lease Agreement Executed Between McKinney Community Development Corporation \(Landlord\) and TUPPS Brewery, LLC \(Tenant\) to Extend the Date from July 31, 2021 to September 30, 2021 to Obtain the Required Landlord Approval of a Construction Contract and Guaranteed Maximum Price for Construction of the Project, Including All Identified and Specified Project Components, to be Constructed at 402 E. Louisiana Street, McKinney, Texas.](#)

**21-0619** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Heritage Guild of Collin County \(PC 21-11\) in the Amount of \\$15,000 for the Advertising, Marketing and Promotion of Farmers Market, Educational Programming, Ghostly Hauntings, Murder Mystery, Legends of McKinney Ghost Walk, and Holiday Tour of Homes.](#)

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

- 21-0620**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Colorful Collaborations \(PC 21-12\) in the Amount of \\$14,475 for the Advertising, Marketing and Promotion of Día De Los Muertos Celebration.](#)  
**Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 21-0621**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Crape Myrtle Trails Foundation \(PC 21-13\) in the Amount of \\$10,000 for the Advertising, Marketing and Promotion of the 2021 Crape Myrtle Trails Run and Festival.](#)  
**Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 21-0622**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street \(PC 21-14\) in the Amount of \\$15,000 for the Advertising, Marketing and Promotion of the Re-opening of Louisiana Street After the Completion of the Light Up Louisiana Improvement Project.](#)  
**Attachments:**    [Application Packet](#)
- 21-0623**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney ISD Athletics Department \(PC 21-15\) in the Amount of \\$15,000 for the Advertising, Marketing and Promotion of the 2021 NCAA Division II Championship Football Game.](#)  
**Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 21-0624**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by SBG Hospitality \(PC 21-16\) in the Amount of \\$15,000 for the Advertising, Marketing and Promotion of the 2021 McKinney Wine and Music Festival.](#)

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

**21-0625** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street \(PC 21-17\) in the Amount of \\$12,000 for the Advertising, Marketing and Promotion of the 2021 Oktoberfest and the 2021 Home for the Holidays.](#)

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

**21-0626** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Rotary Foundation \(PC 21-18\) in the Amount of \\$7,500 for the Advertising, Marketing and Promotion of the 2021 Parade of Lights.](#)

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

**21-0627** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Philharmonic Orchestra \(PC 21-19\) in the Amount of \\$8,900 for the Advertising, Marketing and Promotion of the 2021-2022 Concert Season Including Five Performances.](#)

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

**21-0628** [Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Habitat for Humanity of Collin County \(#21-14\) in the Amount of One Hundred Seventy-Six Thousand One Hundred Seventy-Four and No/100 Dollars \(\\$176,174.00\) to Fund Construction of the Cotton Groves Amenity Center.](#)

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

**21-0629** [Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Heard-Craig Center for the Arts \(#21-15\) in the Amount of Two Hundred](#)

Thirty-Nine Thousand Four Hundred Ninety-Four and No/100 Dollars (\$239,494.00) for Improvements to Heard-Craig Historic Museum Including Repairs, Paint, Lighting, Landscaping, Security System, Installation of Walkways and Signage. Amount Requested Represents 97% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**21-0630**

Conduct a Public Hearing and Consider/Discuss/Act on Project Grant Application Submitted by Collin County Children's Advocacy Center (#21-16) in the Amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) for Site Improvements Including Water, Drainage and Sanitary Sewer for a New Facility Located at the Intersection of Harroun Avenue and Heritage Drive Near Redbud Boulevard in McKinney, Texas. Amount Requested Represents 3% of Total Project Construction Cost.

**Attachments:** Application Packet  
Presentation

**21-0631**

Conduct a Public Hearing and Consider/Discuss/Act on a Request for Funding, Submitted by the City of McKinney Parks and Recreation Department (Project #21-17), in the Amount of Five Million Five Hundred Thousand and No/100 Dollars (\$5,500,000.00) for Park and Facility Redevelopment and Improvements, Design and Construction of Various Parks, and Hike and Bike Trail Projects.

**Attachments:** Application Packet  
Presentation

**21-0632**

Conduct a Public Hearing and Consider/Discuss/Act on a Request from the City of McKinney Parks and Recreation Department to Amend Project #20-13 to Reallocate Five Hundred Twenty Thousand and No/100 Dollars (\$520,000.00) from PK 4399 (Umbrella Fund) to PK 4397 (Recreation Center at Towne Lake).

## **PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

### **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:

#### **E. Section 551.087. Deliberation Regarding Economic Development Matters**

Project 21-14 Habitat Cotton Groves Amenity Center  
Project 21-15 Heard-Craig Museum  
Project 21-16 CC Children's Advocacy Center  
Project 21-17 McKinney Parks & Rec  
Project 20-09 TUPPS Brewery and Entertainment Destination  
Project Bluesky  
Project Gemstone  
Project Handle

### **ACTION ON EXECUTIVE SESSION**

### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 16th day of July, 2021 at 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-adacompliance@mckinneytexas.org](mailto: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>.*

