



# McKinney Community Development Corporation Agenda

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Thursday, May 26, 2022

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>.

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda 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.*

- 22-0457      [Minutes of the McKinney Community Development Corporation Meeting of April 28, 2022.](#)  
**Attachments:**    [Minutes](#)
- 22-0458      [Minutes of the McKinney Community Development Corporation Work Session of April 22, 2022.](#)  
**Attachments:**    [Minutes](#)
- 22-0459      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of May 17, 2022.](#)  
**Attachments:**    [Minutes](#)
- 21-1179      [Minutes of the Joint Meeting of the McKinney City Council, McKinney Community Development Corporation \(MCDC\) & Historic Preservation Advisory Board \(HPAB\) of December 7, 2021.](#)  
**Attachments:**    [Minutes \(CLEAN\)](#)  
                          [Minutes \(REDLINED\)](#)
- REPORTS
- 22-0460      [Update on 2022 McKinney Board & Commission Member Appointments](#)  
**Attachments:**    [About McKinney Boards & Commissions](#)  
                          [Member Eligibility Policy](#)  
                          [Apply Online](#)
- 22-0461      [Financial Report](#)  
**Attachments:**    [April Financial Statement](#)  
                          [April Transmittal Letter](#)  
                          [April Checks Issued](#)
- 22-0462      [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:** [MEDC Report](#)

**22-0463** [President's Report](#)

**Attachments:** [Grant Funds Awarded](#)  
[Social Media Metrics](#)  
[Grant Promotions](#)  
[Final Report -- RI 21-01 Ashlee's Garden](#)  
[Final Report -- 22-09 ManeGait LIVE](#)  
[Parks & Rec Summer Guide](#)  
[Apex Centre Summer Guide](#)  
[Senior Rec Center Summer Guide](#)  
[Library Summer Guide](#)

**REGULAR AGENDA**

**22-0464** [Consider/Discuss/Act on a Request Submitted by District 121, LLC to Amend the Loan Agreement for Project #20-08 to Increase the Grant Amount by Eight Hundred Fifty-Seven Thousand Six Hundred Forty-Three and NO/100 Dollars \(\\$857,643.00\) to Bring Total Project Cost to Two Million Eight Hundred Ninety-Seven Thousand Eight Hundred Ninety-Three and NO/100 Dollars \(\\$2,897,893.00\). Additional Project Expenses Reported Due to Increased Material Costs and Expanded Project Scope that Includes Increased Size of Park, Installation of Artificial Turf and Restrooms at The Commons at District 121. Extension on the Term of the Loan from September 24, 2022 to August 31, 2023 is Requested.](#)

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

**22-0465** [Consider/Discuss/Act on a Project Grant Application](#)

Submitted by Hugs Cafe (#22-08) in the Amount of Fourteen Thousand One Hundred Fifty-Eight and 93/100 Dollars (\$14,158.93) for Upgrades to a Greenhouse Structure to Include Benchtops and Irrigation to Accommodate Increased Wholesale Business, Expand Propagation Inventory and Improve Driveway and Grounds. Amount Represents 100% of Total Project Cost.

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

**22-0466**

Consider/Discuss/Act on a Project Grant Application Submitted by Archstreet McKinney (#22-09) in the Amount of Two Hundred Fifty Thousand and NO/100 Dollars (\$250,000.00) for Infrastructure Costs Related to Construction of a Select Service Hotel Located in District 121.

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

**22-0467**

Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County (#22-10) in the Amount of Seven Hundred Thousand and NO/100 Dollars (\$700,000.00) to Include: \$400,000 for the Purchase of Land for New Affordable Home Sites; and \$300,000 to Fund Critical Home Repairs for Low Income Residents in McKinney, Texas. Amount Represents 100% of Total Project Cost.

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

**22-0468**

Consider/Discuss Guidelines, Policy and Process Related to MCDC Grant Programs.

**Attachments:** [Grant Guidelines Policy Process](#)  
[MCDC Retail Development Infrastructure Grant - FY 2022 \(Guidelines and Application Form\)](#)  
[Retail Development Infrastructure Grant - Overview Revised](#)

## **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:

Section 551.087. Deliberation Regarding Economic Development Matters

Project 20-08 District 121

Project 22-08 Hugs Greenhouse

Project 22-09 Archstreet McKinney, District 121 Hotel

Project 22-10 Habitat for Humanity

Project Bluesky

Project 20-09 TUPPS Brewery & Entertainment Destination

Project Handle

### **ACTION ON EXECUTIVE SESSION**

### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before 5:00 p.m. on the 20th day of May, 2022.*

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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>.*