



# McKinney Community Development Corporation Agenda

---

Thursday, January 28, 2021

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 as long as a quorum is still present.*

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (For General Comments and Comments 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, January 27, 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.*

**21-0063**      [Minutes of the McKinney Community Development Corporation Meeting of December 17, 2020.](#)

**Attachments:**    [Minutes](#)

**21-0064**      [Minutes of the McKinney Community Development Corporation Project Grants Subcommittee Meeting of December 14, 2020.](#)

**Attachments:**    [Minutes](#)

## **REPORTS**

**21-0065**      [Financial Report](#)

**Attachments:**    [Financial Report - December 2020](#)  
[Transmittal Letter - December 2020](#)  
[Checks Issued Report - December 2020](#)

**21-0066**      [Board and Liaison Reports](#)

[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](#)

**21-0067** [President's Report](#)

**Attachments:** [Grant Funds Awarded](#)  
[Social Media Metrics](#)  
[Grant Promotions - Cycle I & II 2020 \(Dec\)](#)  
[Final Report -- McKinney Community Band](#)  
[Final Report -- PC20-14 Chestnut Square](#)

**REGULAR AGENDA**

**21-0068** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Kiwanis Club of McKinney \(PC 21-01\) in the Amount of \\$2,500 for the Advertising, Marketing and Promotion of the 2021 McKinney Kiwanis Triathlon.](#)

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

**21-0069** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by SBG Hospitality \(PC 21-02\) in the Amount of \\$15,000 for the Advertising, Marketing and Promotion of the 2021 Sip and Stroll Series.](#)

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

**21-0070** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Heritage Guild of Collin County \(PC 21-03\) in the Amount of \\$12,500 for the Advertising, Marketing and Promotion of 2021 Events including Farmers Market, Educational Programming, Murder Mystery, Farm Fresh Market Dinner and Annual Killis Melton Ice Cream Crank-off.](#)

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

**21-0071** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Collin County History Museum \(PC 21-04\) in the Amount of \\$12,500 for the Advertising, Marketing and Promotion of the 2021 McKinney Then and Now Exhibit.](#)

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

**21-0072** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Colorful Collaborations \(PC #21-05\) in the Amount of \\$2,000 for the Advertising, Marketing and Promotion of the 2021 Legacy Keepers Events.](#)

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

**21-0073** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Garden Club \(PC 21-06\) in the Amount of \\$7,700 for the Advertising, Marketing and Promotion of the 2021 Art Meets Floral Event.](#)

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

**21-0074** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Ovation Academy of Performing Arts \(PC 21-07\) in the Amount of \\$11,500 for the Advertising, Marketing and Promotion of 2021 Spring/Summer Productions.](#)

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

**21-0075** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by St. Peter's Episcopal Church](#)

(PC 21-08) in the Amount of \$7,500 for the Advertising, Marketing and Promotion of the 2021 Empty Bowls Event.

**Attachments:** Application Packet  
Presentation

**21-0076** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street (PC #21-09) in the Amount of \$7,500 for the Advertising, Marketing and Promotion of the 2021 Arts in Bloom Event.

**Attachments:** Application Packet

**21-0077** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Septrio for Virtual Town Tours (PC 21-10) in the Amount of \$15,000 for the Advertising, Marketing and Promotion of a Virtual Experience for McKinney Visitors.

**Attachments:** Application Packet  
Presentation

**21-0078** Consider/Discuss/Act on a Project Grant Application Submitted by Hub Partners, LLC (#21-01) in the Amount of Two Million Six Hundred Thousand and No/100 Dollars (\$2,600,000.00) for the Development and Construction of The Hub, a Minimum Four-acre Privately-Owned and Maintained, Publicly Accessible, Open Space and Landscaped Area, Including But Not Limited to a Stage with LED Screen, Outdoor Seating, Tables, Umbrellas, Children's Play Area, Sound System, Seating That Will Include a Minimum of 21,000 sf of Retail/Restaurant Space, a Minimum of 10 Restaurants, and a 35,000 sf Community Center and Public Parking.

**Attachments:** Application Packet  
Presentation

**21-0079** Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application (#21-03), Submitted by Heritage Guild of Collin County in the Amount of Thirty-Two Thousand

Seven Hundred Fifty and No/100 Dollars (\$32,750.00), for Repairs and Updates to Dulaney Cottage, Dulaney House and Chestnut Square Chapel, Located at 315 South Chestnut Street, McKinney Texas. Amount Requested Represents 71% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

21-0080

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application (#21-04), Submitted by Collin County History Museum in the Amount of Seventy-Three Thousand Six Hundred and No/100 Dollars (\$73,600.00), for a Statue of Private Jeff Morgan Tucker to be Installed at Collin County History Museum, 300 East Virginia Street, McKinney Texas. Amount Requested Represents 79% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

21-0081

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application (#21-05), Submitted by McKinney Roots in the Amount of Fifteen Thousand and No/100 Dollars (\$15,000.00), for the Construction of a Hydroponic Greenhouse Located at 5595 FM 1461, McKinney Texas. Amount Requested Represents 91% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

21-0082

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application (#21-06), Submitted by Sanchez Charities, LLC, in the Amount of Three Hundred Forty-Three Thousand Nine Hundred Seventeen and No/100 Dollars (\$343,917.00), for Construction of Horizontal Infrastructure for The Mustard Seed Center for Nonprofits to be Located on White Street Approximately 500 Feet East of Redbud Drive in McKinney Texas. Amount Requested Represents 18% of Total Project Cost.

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

**21-0083**

[Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-08\), Submitted by McKinney Parks and Recreation Department, in the Amount of Three Million Six Hundred Thirty-Seven Thousand Forty and No/100 Dollars \(\\$3,637,040.00\) for Apex Centre Expansion Project to Include: Project Design \(\\$2,500,000.00\); Materials and Installation of Landscape Improvements \(\\$100,000.00\); Installation of Obstacle Course for Existing Indoor Pool \(\\$330,000.00\); Enhancements to Existing Outdoor Slides to Include Sound System, Lights and a Dragster Timing System with Score Board \(\\$126,019.00\); Design and Installation of a Sauna Room in the Aquatics Area \(\\$100,000.00\); Adding Building and Monument Signage at Alma Entrance \(\\$200,000.00\); and Installation of Outdoor Fitness Area \(\\$256,000.00\). Amount Represents 100% of Costs.](#)

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

**21-0084**

[Conduct a Public Hearing and Consider/Discuss/Act on a Request Submitted by Habitat for Humanity of Collin County to Extend the Term on the Loan Agreement for Project #20-03 to March 31, 2022 and to Amend the Terms of the Grant Award for Project #20-03 as follows: Funding the Construction of Shade Structure through the Reallocation of the Remaining Funds Previously Awarded for a Concrete Surface for Playground, in the Amount of Thirteen Thousand Five Hundred Seventy and No/100 Dollars \(\\$13,570.00\), the Reallocation of the Remaining Funds Previously Awarded for Tree Trimming, in the Amount of One Hundred Fifty and no/100 Dollars, and through an Increase in Funding in the Amount of Twenty-Six Thousand Eighty-Seven and 58/100 Dollars \(\\$26,087.58\) for an Aggregate Total Award of Thirty-Nine Thousand Eight Hundred Seven and 58/100 Dollars \(\\$39,807.58\); and Funding the Construction of a Community Amenity Center through a Grant Increase in the](#)

Amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) resulting in an Aggregate Total Grant of Five Hundred Thousand and No/100 Dollars (\$500,000.00). Aggregate of all Additional Funding Requests equals Two Hundred Eighty-Nine Thousand Eight Hundred Seven and 58/100 Dollars (\$289,807.58).

**Attachments:** [Application Packet \(Amendment Request\)](#)  
[Performance Agreement](#)  
[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:

E. Section 551.087. Deliberation Regarding Economic Development Matters

Project Bluesky  
Project 20-09 TUPPS  
Project 21-01 The Hub  
Project 21-03 Heritage Guild  
Project 21-04 Collin County History Museum  
Project 21-05 McKinney Roots  
Project 21-07 Sanchez Charities  
Project 21-08 Apex Centre  
Project 20-03 Habitat for Humanity

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**



*Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of January, 2021 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](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>.*