

## REINVESTMENT ZONE NUMBER ONE

DECEMBER 5, 2017

The Reinvestment Zone Number One of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on December 5, 2017 at 5:00 p.m.

Board members Present: Chairwoman Tracy Rath, Vice Chair Rainey Rogers, Board members: Bill Cox, Chuck Branch, Scott Elliott, La'Shadion Shemwell and John Thomas. Absent: Board members George Fuller and Charlie Philips.

Staff Present: City Manager Paul Grimes; Assistant City Manager Steve Tilton; Assistant to the City Manager Trevor Minyard; Assistant City Attorney Alan Lathrom; City Secretary Sandy Hart; and Planning Manager Matt Robinson.

There were three guests present.

Chairwoman Rath called the meeting to order at 5:30 p.m. after determining a quorum present.

- 17-1176** Minutes of the Tax Increment Reinvestment Zone Number 1 Meeting of July 18, 2017. Board members unanimously approved the motion by Board member Branch, seconded by Board member Elliott, to approve the minutes of the Tax Increment Reinvestment Zone Number 1 Meeting of July 18, 2017.
- 17-1166** Chairwoman Rath called for Consideration/Discussion/Action on a Resolution Approving a Chapter 380 Economic Development Agreement with Gather Restaurant, LLC. for the Façade Improvement Project at 207 E. Virginia Street. Planning Manager Matt Robinson stated this item is for a Chapter 380 Agreement with Gather Restaurant LLC for the façade improvement project at 207 E. Virginia Street. The agreement will facilitate the replacement of fabric awning with a 51 foot long metal awning which would be consistent with the historic store front. The project qualifies for reimbursement under the category of vacant and underutilized sites and buildings within the TIRZ project plan and has received a certificate of appropriateness from the Historic Preservation

Officer. Under the policy, a maximum of \$25,000 is allowed per qualifying project. Staff is recommending approval of the agreement. Applicant, Ms. Jennifer Klassen, owner of Gather in downtown McKinney, stated that she appreciates this opportunity and thanked staff for the hard work on this application to bring back the historic nature of the building. Board members unanimously approved the motion by Board member Shemwell, seconded by Board member Rogers, to approve a Resolution approving a Chapter 380 Economic Development Agreement with Gather Restaurant, LLC. for the Façade Improvement Project at 207 E. Virginia Street. Caption reads as follows:

RESOLUTION NO. 2017-12-003 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT WITH GATHER RESTAURANT, LLC FOR THE 207 E. VIRGINIA STREET – GATHER IN DOWNTOWN MCKINNEY AWNINGS PROJECT

- 17-1167** Chairwoman Rath called for Consideration/Discussion/Action on a Resolution Approving a Chapter 380 Economic Development Agreement with DFA 205, LP for the project at 205 W. Louisiana Street. Planning Manager Matt Robinson stated this item is for a Chapter 380 Agreement with the proposed project at 205 W. Louisiana Street with DFA 205 LP. The proposed agreement is intended to assist with the installation of a fire suppression and fire alarm system for the new building at that location. The project qualifies under the vacant and underutilized requirements under the project plan and as such staff is recommending approval. Applicant, Mr. Don Day, 110 E. Louisiana, McKinney requested the Board's approval and thanked staff for their assistance. Board members unanimously approved the motion by Board member Branch, seconded by Board member Elliott, to approve a Resolution approving a Chapter 380 Economic Development Agreement with DFA 205, LP for the project at 205 W. Louisiana Street. Caption reads as

follows:

RESOLUTION NO. 2017-12-004 (TR1R)

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY, TEXAS APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT WITH DFA 205, LP FOR THE 205 W. LOUISIANA STREET OFFICE BUILDING PROJECT

Board members unanimously approved the motion by Board member Shemwell, seconded by Board member Elliott, to adjourn. Chairwoman Rath adjourned the meeting at 5:15 p.m.

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TRACY RATH  
Chair

ATTEST:

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Sandy Hart, TRMC, MMC  
City Secretary