

REINVESTMENT ZONE NUMBER ONE

SEPTEMBER 18, 2018

The Tax Increment Reinvestment Zone Number One (TIRZ1) Board of the City of McKinney, Texas met in regular session in the McKinney City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas on September 18, 2018 at 5:00 p.m.

Board Members Present: Chairwoman Tracy Rath, Vice Chairman Scott Elliott, and Board Members Charlie Philips, Rainey Rogers, Chuck Branch, La'Shadion Shemwell, Bill Cox, and John Thomas

Board Members Absent: George Fuller

City of McKinney Staff Present: Planning Manager Matt Robinson, City Attorney Mark Houser, and City Secretary Empress Drane

Chairwoman Rath called the meeting to order at 5:01 p.m. upon determining a quorum of the board was present.

Chairwoman Rath called for Citizen Comments. There were no speakers.

The following individuals did not wish to speak but requested their opposition to construction of a Highway 380 bypass west of Custer Road entered into the record:

Kayla Mullican, 330 Gentry Drive, Prosper TX 75078

Pat Reilly, 4012 Sioux Drive, McKinney TX 75071

Chairwoman Rath called for action on items on the Consent Agenda.

Board members unanimously approved the motion by Board Member Branch, seconded by Vice Chairman Elliott, to approve the following Consent Items:

- 18-793** Minutes of the Reinvestment Zone Number One Meeting on December 5, 2017
- 18-794** Minutes of the Reinvestment Zone Number One Meeting on February 20, 2018
- 18-795** Minutes of the Reinvestment Zone Number One Meeting on August 21, 2018

Chairwoman Rath called for the following Regular Agenda items:

- 18-796** Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and

Project Plan Implementation Agreement with VPKK, LLC. for the Façade
Improvement Project at 100 E. Louisiana Street

Planning Manager Matt Robinson stated Spoons restaurant located on the mentioned requested a grant valued at \$25,000 (twenty-five thousand dollars) to assist with improvements to replace an existing awning, removal of an existing door to reframe and add support, removing of existing brick and framing, and fabrication of an additional door. The Staff review of the request concluded it met the guidelines of the TIRZ1 Project Plan. The applicant was present in support of the request. While she did not formally address the board, she did thank them from the audience.

Board members unanimously approved the motion by Board Member Branch, seconded by Vice Chairman Elliott, to Close the public hearing and the resolution for a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with VPKK, LLC. for the Façade Improvement Project at 100 E. Louisiana Street. Resolution caption reads as follows:

RESOLUTION NO. 2018-09-002 (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 VPKK, LLC. FOR THE 100 E. LOUISIANA STREET – SPOONS CAFÉ/THE GARAGE FAÇADE IMPROVEMENT PROJECT

18-797 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Local Yocal, LLC. for the Façade Improvement Project at 350A E. Louisiana Street

Planning Manager Matt Robinson stated Local Yocal business requested a grant valued at \$25,000 (twenty-five thousand dollars) for improvements to a building located at the address mentioned and previously known as Louisiana Street Grill. Improvements are to include replacement of doors, removal and replacement of the “Louisiana Street” awning, painting, removal of clerestory windows, and to repair sills. Staff review of the request concluded it met the guidelines of the TIRZ1 Project Plan.

Mr. Robinson briefly explained the process for requesting a TIRZ1 grant which included contacting the Planning Department and submitting the TIRZ1 application. The applicant must provide cost breakdown of the project and meet eligibility guidelines

established by the TIRZ1 Project Plan. Upon approving the application, the Planning and Legal departments will draft related the Chapter 380 Agreement. While the application is not available online, TIRZ1 information is available online.

The applicant, Matt Hamilton, 207 Byrne Street, McKinney, TX 75069, thanked the board for consideration and stated the location would open “soon,” has already employed 40 individuals and is actively seeking to hire 20 more.

Board members unanimously approved the motion by Board Member Shemwell, seconded by Board Member Branch, to close the public hearing and approve the resolution for a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Local Yocal, LLC. for the Façade Improvement Project at 350A E. Louisiana Street. Resolution caption reads as follows:

RESOLUTION NO. 2018-09-003 (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 LOCAL YOCAL, LLC. FOR THE 350A E. LOUISIANA STREET – LOCAL YOCAL BBQ & GRILL FAÇADE IMPROVEMENT PROJECT

18-798 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Nash Group Real Estate, Inc. for the Façade Improvement Project at 110 N. Tennessee Street

Planning Manager Matt Robinson stated the request for a grant valued at \$25,000 (twenty-five thousand dollars) is related to improvements to the First National Bank building with houses the Essentials Market, to restore the exterior porch molding, replace damaged soffit mortar, masonry and window improvements. Architect James West was present in support of the item and to answer questions. There were no questions for Mr. West, and he did formally address the board.

Board members unanimously approved the motion by Board Member Branch, seconded by Board Member Elliott, to close the public hearing and approve the Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Nash Group Real Estate, Inc. for the Façade Improvement Project at 110 N. Tennessee Street. Resolution caption reads as follows:

RESOLUTION NO. 2018-09-004 (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 FOR THE 110 N. TENNESSEE STREET – HISTORIC FIRST NATIONAL BANK INFRASTRUCTURE AND RESTORATION PROJECT

18-799 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Arabella's, LLC for the Façade Improvement Project at 102 N. Tennessee Street

Planning Manager Matt Robinson stated the request for a grant valued at \$25,000 to assist with upstairs window replacement, building painting, stucco finish repair, door and awning replacement, and installation of additional top awnings. Staff recommends approval of the request. Linda Day, the owner of the property since 1996, stated the facility is in desperate need of repair.

Board members unanimously approved the motion by Board Member Branch, seconded by Board Member Philips, to close the public hearing and approve a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Arabella's, LLC for the Façade Improvement Project at 102 N. Tennessee Street. Resolution caption reads as follows:

RESOLUTION NO. 2018-09-005 (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 ARABELLA'S, LLC FOR THE 102 N. TENNESSEE STREET – LD DESIGNS PROJECT

Mayor Pro Tem Rath thanked staff and applicants and stated she looked forward to seeing the improvements and changes to the buildings near the downtown square.

Board members unanimously approved the motion by Board Member Shemwell, seconded by Board Member Branch, to adjourn. Mayor Pro Tem Rath adjourned the meeting at 5:22 p.m.

Scott Elliott
Vice Chair / Acting Chair

ATTEST:

EMPRESS DRANE
City Secretary