



McKinney Community Development Corporation Agenda

Thursday, February 23, 2023

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>.*

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

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

- 23-0087** [Minutes of the McKinney Community Development Corporation Meeting of January 26, 2023.](#)
Attachments: [Minutes](#)

- 23-0088** [Minutes of the McKinney Community Development Corporation Meeting of January 30, 2023.](#)
Attachments: [Minutes](#)

- 23-0089** [Minutes of the McKinney Community Development Corporation Promotional and Community Events Subcommittee Meeting of January 12, 2023.](#)
Attachments: [Minutes](#)

- 23-0090** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of January 23, 2023.](#)
Attachments: [Minutes](#)

- 23-0091** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of January 25, 2023.](#)
Attachments: [Minutes](#)

- 23-0092** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 2, 2023.](#)
Attachments: [Minutes](#)

REPORTS

- 23-0093** [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](#)
[Visit McKinney Report](#)

23-0094 [Financial Report](#)

Attachments: [January Financial Statement](#)
[January Transmittal Letter](#)
[January Checks Issued](#)
[FY 2022 Unaudited Final Financials](#)

23-0095 [President's Report](#)

Attachments: [Grants Awarded FY 23](#)
[Marketing Report](#)
[TUPPS Update \(Feb\)](#)
[Final Report -- Heritage Guild](#)
[Final Report -- Oktoberfest & Home for the Holidays](#)
[Final Report -- Parade of Lights](#)

REGULAR AGENDA

23-0096 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Haddington Fund, LP \(23-02\) in an Amount of Seventy-Seven Thousand, Three Hundred Seventy and NO/100 Dollars \(\\$77,370.00\) for Construction and Installation of Three Neon Signs at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas.](#)

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

23-0097 [Consider/Discuss/Act on a Project Grant Application Submitted by Heard-Craig Center for the Arts \(#23-03\) in the Amount of One Hundred Thirty-Five Thousand Three Hundred Dollars \(\\$135,300\) for Improvements to the West Garden at Heard-Craig Center for the Arts Including Additional Brickwork, Repairs to Existing Brickwork, Audio, Lighting, Gazebo Speakers, Additional Irrigation, New](#)

All-Weather Tables Chairs, Planter and New Bushes.
Amount Requested Represents 94% of Total Project Cost.

Attachments: Application Packet
Presentation

23-0098 Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Roots (23-04) in the Amount of Twenty-Two Thousand and No/100 Dollars (\$22,000.00), for the Construction of a Chicken Coop Which Will Allow for Tripling Current Egg Production. Amount Requested Represents 36% of Total Project Cost.

Attachments: Application Packet
Presentation

23-0099 Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application (RI 23-01) Submitted by Lelo's Coffee Co. in the Amount of Up to Fifty Thousand and NO/100 Dollars (\$50,000.00) for Infrastructure Work Including Electrical and Plumbing at the Property Located at 402 E. Louisiana Street, McKinney.

Attachments: Application Packet
Presentation

23-0100 Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Waterboy RE (RI 23-02) in the Amount of Up to Fifty Thousand and NO/100 Dollars (\$50,000.00) for Infrastructure Improvements Including Fire Protection Equipment and Furdowns at the New Location of Harvest Seasonal Kitchen Located at 215 N. Kentucky, McKinney.

Attachments: Application Packet

23-0101 Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Haddington Fund, LP (RI 23-03) in an Amount of Up to Fifty Thousand and NO/100 Dollars (\$50,000.00) for Exterior Infrastructure Improvements Required for the Creation of a Catering Business and Outdoor Restaurant to

[Include Fencing, ADA Compliant Ramp, Wall and Footer for Planters, Decomposed Granite and Walkway to Parking Lot Located at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas.](#)

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

23-0102

[Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by The Neathery Estate Bed and Breakfast \(RI 23-04\) in the Amount of Up to Twenty One Thousand Two Hundred Forty-Three and 75/Dollars \(\\$21,243.75\) for Infrastructure for Back Porch Restoration Including Foundation, Site Work, Water/Sewer Rough-in and for Security Enhancements Including Electrical Work and Fencing and Replacement of Landscape at Dig Site at the Property Located at 215 North Waddill Street, McKinney.](#)

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

23-0103

[Conduct a Public Hearing and Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by T & I Bakery LLC \(RI 23-05\) in the Amount of Up to Six Thousand and NO/100 Dollars \(\\$6,000.00\) for Expanding Electrical Capacity from 200AMP to 400AMP at the Property Located at 109 N. Kentucky, McKinney.](#)

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

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project 4B 23-02 Haddington Fund
Project 4B 23-03 Heard-Craig Center for the Arts
Project 4B McKinney Roots
Project RI 23-01 Lelo's Coffee Co.
Project RI 23-02 Waterboy RE (Harvest)
Project RI 23-03 Haddington Fund (Garden Cafe)
Project RI 23-04 Neathery Estate B&B
Project RI 23-05 T & I Bakery
Project Bluesky
Project Terrigen
Project 20-09 TUPPS Brewery & Entertainment Destination

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at least seventy-two (72) hours prior the start of the meeting, on or before the 17th day of February 2023, 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. Email 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>.