



# McKinney Community Development Corporation Agenda

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Thursday, July 25, 2024

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 AND/OR OTHER CITY BOARDS & COMMISSIONS MAY BE PRESENT. NO CITY COUNCIL, BOARD OR COMMISSION ACTION WILL BE TAKEN.**

## **CALL TO ORDER**

## **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>.**

## **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.*

**24-1779**      [Minutes of the McKinney Community Development Corporation Meeting of June 27, 2024.](#)

**Attachments:**    [Minutes](#)

**24-1780**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of June 17, 2024.](#)

**Attachments:**    [Minutes](#)

## REPORTS

**24-1781**      [Financial Report](#)

**Attachments:**    [June Financial Statement](#)  
[June Transmittal Letter](#)  
[June Checks Issued](#)

**24-1782**      [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](#)

**24-1783**      [President's Report](#)

**Attachments:**    [Grants Awarded FY 24](#)  
[Marketing Report \(June\)](#)  
[Final Report -- RI24-06 The Cotton Mill](#)

## REGULAR AGENDA

## PUBLIC COMMENTS Regarding Matters not on the Agenda

**24-1784**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Chamber Foundation \(PC 24-14\) in the Amount of \\$9,350.00 for the Advertising, Marketing and Promotion of the 2024 Día De Los Muertos Celebration.](#)

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

**24-1785**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Heritage Guild of Collin County \(PC 24-15\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of 2024 Fall and Winter Events at Chestnut Square Including but Not Limited to Farmers Market, Ghostly Hauntings, Murder Mystery, Farm to Table Event, Educational Programming, and Tour of Homes.](#)

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

**24-1786**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Texas Women Society \(PC 24-16\) in the Amount of \\$13,500.00 for the Advertising, Marketing and Promotion of the 2024 McKinney Lunar Harvest Event.](#)

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

**24-1787**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Rotary Foundation \(PC 24-17\) in the Amount of \\$7,500.00 for the Advertising, Marketing and Promotion of the 2024 Parade of Lights.](#)

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

**24-1788**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Repertory Theatre \(PC 24-18\) in the Amount of \\$14,265.00 for the Advertising, Marketing and Promotion of the 2024-2025 Show Season](#)

Including Multiple Performances of Five Unique Shows.

**Attachments:** Application Packet  
Presentation

**24-1789** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Warrior's Keep (PC 24-19) in the Amount of \$15,000.00 for the Advertising, Marketing and Promotion of the 2024 Veterans Day Event at TUPPS Brewery.

**Attachments:** Application Packet  
Presentation

**24-1790** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Art Club of McKinney (PC 24-20) in the Amount of \$6,800.00 for the Advertising, Marketing and Promotion of the 2024-2025 Season.

**Attachments:** Application Packet  
Presentation

**24-1791** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Chamber Foundation (PC 24-21) in the Amount of \$10,000.00 for the Advertising, Marketing and Promotion of the 2025 Black History Month events in McKinney.

**Attachments:** Application Packet  
Presentation

**24-1792** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Adriatica Business Association (PC 24-22) in the Amount of \$4,000.00 for the Advertising, Marketing and Promotion of the 2024 Events in Adriatica Village.

**Attachments:** Application Packet  
Presentation

**24-1793** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Library

Foundation (PC 24-23) in the Amount of \$8,478.00 for the Advertising, Marketing and Promotion of 2024 Fall Special Events.

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

**24-1794** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Young Actors Guild of McKinney (PC 24-24) in the Amount of \$3,000.00 for the Advertising, Marketing and Promotion of 2024-2025 Season Performances.

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

**24-1795** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by SBG Hospitality (PC 24-25) in the Amount of \$15,000.00 for the Advertising, Marketing and Promotion of the 2024 McKinney Wine and Music Festival.

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

**24-1796** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Collin County Master Gardeners Association (PC 24-26) in the Amount of \$15,000.00 for the Advertising, Marketing and Promotion of the 2024 Events at Myers Park Including Garden Show, Plant Sales, A Walk in the Park, and Educational Workshops.

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

**24-1797** Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street (PC 24-27) in the Amount of \$13,000.00 for the Advertising, Marketing and Promotion of 2024 Oktoberfest.

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

- 24-1798**      [Conduct a Public Hearing and Consider/Discuss/Act on a Request for Funding Submitted by the City of McKinney Parks and Recreation Department \(4B24-09\), in the Amount of Five Million Five Hundred Thousand and No/100 Dollars \(\\$5,500,000.00\) for Construction of Improvements at Erwin Park.](#)
- Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 24-1802**      [Conduct a Public Hearing and Consider/Discuss/Act on a Request for Funding Submitted by the City of McKinney Parks and Recreation Department \(4B24-12\), in the Amount of One Million and No/100 Dollars \(\\$1,000,000.00\) for Construction of Improvements at Gabe Nesbitt Park.](#)
- Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 24-1799**      [Conduct a Public Hearing and Consider/Discuss/Act on a Request from the City of McKinney Parks and Recreation Department to Amend Project 4B20-13 to Reallocate \\$200,000 from PK1829 \(New Senior Center\) to PK4325 \(ADA Improvements\).](#)
- 24-1800**      [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Boys and Girls Club of Collin County \(4B24-10\) in the Amount of Seventy Thousand NO/100 Dollars \(\\$70,000.00\) for Facility Improvements to Include Updating Basketball Goals, Installing Indoor Turf for Soccer and Flag Football, Purchase and Installation of a Sound System and Projector, and Purchase of a Mobile Stage. Amount Requested Represents 100% of the Total Project Cost.](#)
- Attachments:**    [Application Packet](#)  
                                 [Presentation](#)
- 24-1801**      [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by YMCA of Metropolitan Dallas \(4B24-11\) in the Amount of Twenty-Five Thousand NO/100 Dollars \(\\$25,000.00\) for Purchase and](#)

Construction of New Playground Equipment at the McKinney Family YMCA located at 300 Ridge Street, Stonebridge Ranch, McKinney, Texas. Amount Requested Represents 75% of the Total Project Cost.

**Attachments:** Application Packet  
Presentation

**24-1803**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County (4B24-13) in the Amount of Two Hundred Twenty-Nine Thousand Eight Hundred Fifty-Nine and NO/100 Dollars (\$229,859.00) to Reconstruct the Retaining Wall at Pride Court in McKinney, Texas. Amount Represents 76% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**24-1804**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Main Street (4B24-14) in the Amount of One Hundred Nine Thousand Three Hundred Twenty and NO/100 Dollars (\$109,320.00) for the Purchase Downtown Christmas Decorations to Include Lighting in Mitchell Park, Outdoor Decorations at MPAC, Community Tree Ornaments, Holiday Postcard Pop-Up Photo Ops, and Light Pole Decorations. Amount Requested Represents 60% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**24-1805**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application (4B24-15), Submitted by Sanchez Charities, LLC, in the Amount of Five Hundred Seventeen Thousand One Hundred Ninety-Two and No/100 Dollars (\$517,192.00), for Construction of Horizontal Infrastructure for the NeighborHub to be Located on White Street Approximately 500 Feet East of Redbud Drive in McKinney Texas. Amount Requested Represents 16% of Total Project Cost.

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

**24-1806** [Consider/Discuss/Act on Proposed MCDC Fiscal Year 2025 Budget.](#)

**Attachments:** [Proposed Budget Overview](#)  
[Proposed Budget FY25](#)

## **BOARD COMMENTS**

## **EXECUTIVE SESSION**

In accordance with the Texas Government Code:

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 4B24-09 McKinney Parks & Recreation
- Project 4B24-10 Boys & Girls Club of CC
- Project 4B24-11 YMCA of McKinney
- Project 4B24-12 McKinney Parks & Recreation
- Project 4B24-13 Habitat for Humanity of CC
- Project 4B24-14 McKinney Main Street
- Project 4B24-15 Sanchez Charities
- Project 4B20-09 TUPPS Brewery & Entertainment Destination
- Project 4B17-04 Craig Ranch Resort Hotel
- Project Vibes
- Project Hemisphere

## **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 19th of July, 2024, 5:00 p.m.*

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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: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>.*