



McKinney Community Development Corporation Agenda

Thursday, April 28, 2022

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.

22-0371 [Minutes of the McKinney Community Development Corporation Meeting of March 24, 2022](#)

Attachments: [Minutes](#)

22-0372 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of April 12, 2022](#)

Attachments: [Minutes](#)

CALL TO ORDER

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

REPORTS

- 22-0373** [Financial Report](#)
Attachments: [March Financial Statement](#)
 [March Transmittal Letter](#)
 [March Checks Issued](#)
- 22-0374** [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: [Visit McKinney Report](#)
 [MEDC Report](#)
- 22-0375** [President's Report](#)
Attachments: [Grant Funds Awarded](#)
 [Social Media Metrics](#)
 [Grant Promotions](#)
 [Heard Craig Newsletter](#)

REGULAR AGENDA

- 22-0376** [AT&T Byron Nelson Marketing Update](#)
- 22-0377** [Conduct a Public Hearing and Consider/Discuss/Act on a Request Submitted by District 121, LLC to Amend the Loan Agreement for Project #20-08 to Increase the Grant Amount by Eight Hundred Fifty-Seven Thousand Six Hundred Forty-Three and NO/100 Dollars \(\\$857,643.00\) to Bring Total Project Cost to Two Million Eight Hundred Ninety-Seven Thousand Eight Hundred Ninety-Three and NO/100 Dollars \(\\$2,897,893.00\). Additional Project Expenses Reported Due to Increased Material Costs and Expanded Project Scope that Includes Increased Size of Park, Installation of Artificial Turf and Restrooms at The Commons](#)

at District 121. Extension on the Term of the Loan from September 24, 2022 to August 31, 2023 is Requested.

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

22-0378 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Hugs Cafe \(#22-08\) in the Amount of Fourteen Thousand One Hundred Fifty-Eight and 93/100 Dollars \(\\$14,158.93\) for Upgrades to a Greenhouse Structure to Include Benchtops and Irrigation to Accommodate Increased Wholesale Business, Expand Propagation Inventory and Improve Driveway and Grounds. Amount Represents 100% of Total Project Cost.](#)

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

22-0379 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Archstreet McKinney \(#22-09\) in the Amount of Two Hundred Fifty Thousand and NO/100 Dollars \(\\$250,000.00\) for Infrastructure Costs Related to Construction of a Select Service Hotel Located in District 121.](#)

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

22-0380 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County \(#22-10\) in the Amount of Seven Hundred Thousand and NO/100 Dollars \(\\$700,000.00\) to Include: \\$400,000 for the Purchase of Land for New Affordable Home Sites; and \\$300,000 to Fund Critical Home Repairs for Low Income Residents in McKinney, Texas. Amount Represents 100% of Total Project Cost.](#)

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

22-0266 [Consider/Discuss/Act on MCDC Strategic Priorities for FY](#)

23.

Attachments: [MCDC Strategic Priorities](#)

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

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:

- A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.071 (A) Pending or contemplated litigation
- C. Section 551.072. Deliberations about Real Property
Valiance Lease Extension
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters
 - Project 20-08 District 121, LLC (Request to Amend)
 - Project 22-08 Hugs Greenhouse
 - Project 22-09 Archstreet McKinney, District 121 Hotel
 - Project 22-10 Habitat for Humanity
 - Project 20-09 TUPPS Brewery & Entertainment Destination

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on or before 5:00 p.m. the 22nd day of April, 2022.

*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>.