



# McKinney Community Development Corporation Agenda

---

Thursday, August 27, 2020

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>.*

*Please note that a quorum of the MCDC Board may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue as long as a quorum is still present.*

## **CALL TO ORDER**

## **PLEDGE**

## **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the MCDC 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 Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request Cards must be submitted to the MCDC Board before the start of the meeting either in person or by email to [info@mckinneycdc.org](mailto:info@mckinneycdc.org).*

*Written Public Comments regarding agenda items, including Public Hearings, may be submitted online to the MCDC Board at <http://www.mckinneytexas.org/CitizenComments>.*

*To be included in the meeting record, online submittals regarding agenda items must clearly state that they should be included in the meeting record and must be received between the time of this posting and 5:00 PM on Wednesday, August 26, 2020.*

## **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.*

**20-0729**      [Minutes of the McKinney Community Development Corporation Meeting of July 23, 2020.](#)

**Attachments:**      [Minutes](#)

**20-0730**      [Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of August 3, 2020.](#)

**Attachments:**      [Minutes](#)

## **REPORTS**

**20-0731**      [Financial Report](#)

**Attachments:**      [July Financial Report](#)  
                                 [July Transmittal Letter](#)  
                                 [July Checks Issued](#)

**20-0732**      [Board and Liaison Updates](#)  
                         [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](#)

**20-0733**

[President's Report](#)

**Attachments:** [Grant Funds Awarded](#)  
[Social Media Metrics \(July 2020\)](#)  
[Grant Promotions - Cycle I & II 2020](#)  
[Final Report -- Heritage Guild Project #19-07](#)

**REGULAR AGENDA**

**20-0734**

[Consider/Discuss/Act on a Request from SBG Hospitality to Amend Promotional and Community Event Grant \(PC20-18\) for Reallocation of Funds in the Amount of \\$3,000 for Advertising, Marketing and Promotion of the McKinney Oktober Bier Walk.](#)

**Attachments:** [Amendment Request](#)

**20-0735**

[Consider/Discuss/Act On a Request by TUPPS Brewery to Extend the Term on Promotional and Community Event Grant \(PC #20-06\) to June 8, 2021 to Accommodate Promotion of the McKinney Music Festival Postponed to May 7-8, 2021.](#)

**Attachments:** [TUPPS Request](#)

**20-0738**

[Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by IDA Realty, LLC \(RDIG 20-03\) in an Amount of Up to \\$25,000 for replacement and relocation of electrical services and installation of new water line at Bresnan Artisan Bakery, Located at 110 West Virginia, McKinney, Texas.](#)

**Attachments:** [Application Packet](#)  
[DMN article](#)  
[D Magazine article](#)

**20-0736** [Consider/Discuss/Act on a Request for a Second Amendment to Project #18-05 \(HUB 121\) to Extend the Required Completion Date from May 15, 2020 to March 15, 2021 and to Increase the Grant Amount for the Project from Four Hundred Thousand and NO/100 Dollars \(\\$400,000.00\) to Seven Hundred Thousand and NO/100 Dollars \(\\$700,000.00\) for the Construction of a Privately Owned, Public Access Pavilion that will Provide Landscaping, Shade Structures, Amphitheater, Electrical System, Sound System and Seating Areas for the HUB 121 Entertainment, Retail, Restaurant Mixed-Use Development in Craig Ranch](#)

**Attachments:** [Letter](#)  
[Amended & Restated Loan Agreement](#)  
[Presentation](#)  
[Supporting Documentation](#)

**20-0737** [Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project #20-08, Submitted by District 121, LLC in the Amount of Two Million Forty Thousand Two Hundred Fifty and No/100 Dollars \(\\$2,040,250.00\) for the Development and Construction of The Commons at District 121, a minimum .65 Acre Privately Owned and Maintained, Publicly Accessible Open Space and Landscaped Area, including but not limited to, a Stage with LED Screen, Outdoor Rooms Defined with Floor Pavers/Stamped Concrete, Cushioned Seating, Tables and Umbrellas, Outdoor Fire Pits, Children's Play Area, Lighting, Sound Systems and Seating for the District 121 Office, Entertainment, Retail and Restaurant Mixed-Use Development in Craig that will include a minimum of 37,725 sf of Retail/restaurant space \(29,725 sf Phase I; 8,000 sf Phase II\).](#)

**Attachments:** [Application Packet](#)  
[Presentation](#)  
[Conceptual Site Plan](#)  
[Revised Site Plan](#)  
[Comparison numbers](#)

**20-0739** [Consider/Discuss/Act on a Request for Funding Submitted by Heard Natural Science Museum and Wildlife Sanctuary \(Project #20-10\) in the Amount of Forty Thousand and NO/100 Dollars \(\\$40,000.00\) to Upgrade Trails and to Improve Accessibility at the Facility Located at 1 Nature Place, McKinney, Texas.](#)

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

**20-0740** [Consider/Discuss/Act on a Request for Funding Submitted by Sanchez Charities, LLC \(Project #20-11\) in the Amount of Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) to Locate a Monument at the Mexican Cemetery Located in Pecan Grove Cemetery at 1701 McDonald Street, McKinney, Texas.](#)

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

**20-0741** [Consider/Discuss/Act on a Request for Funding Submitted by St. James CME Church \(Project #20-12\) in the Amount of One Hundred Fifty Thousand and NO/100 Dollars \(\\$150,000.00\) for Construction of Eight Low-Income Housing Units on Land Parcels Owned by the Church on McDonald Street, McKinney, Texas.](#)

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

**20-0742** [Consider/Discuss/Act on Revised FY 21 McKinney Community Development Corporation Budget.](#)

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

**CITIZEN COMMENTS**

## 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:

### E. Section 551.087. Deliberation Regarding Economic Development Matters

Project 18-05 HUB 121  
Project 20-08 District 121  
Project 20-09 TUPPS Brewery  
Project 20-10 Heard Museum  
Project 20-11 Sanchez Charities  
Project 20-12 St. James CME Church  
RDIG 20-02 Cadence Cyclery  
RDIG 20-03 Bresnan Artisan Bakery

## ACTION ON EXECUTIVE SESSION

## ADJOURN

*Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of August 21, 2020 at or before 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. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto: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>.*