



# McKinney Community Development Corporation Agenda

---

Thursday, February 25, 2021

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**

## **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, February 24, 2021.*

## 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.*

**21-0176**      [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of January 20, 2021.](#)

**Attachments:**    [Minutes](#)

## REPORTS

**21-0177**      [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](#)  
                          [Parks and Recreation Report](#)

**21-0178**      [President's Report](#)

**Attachments:**    [Social Media Metrics \(Jan '21\)](#)  
                          [Grant Funds Awarded - FY21](#)

## REGULAR AGENDA

**21-0079**      [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-03\), Submitted by Heritage Guild of Collin County in the Amount of Thirty-Two Thousand Seven Hundred Fifty and No/100 Dollars \(\\$32,750.00\), for Repairs and Updates to Dulaney Cottage, Dulaney House and Chestnut Square Chapel, Located at 315 South Chestnut Street, McKinney Texas. Amount Requested Represents 71% of Total Project Cost.](#)

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

**21-0080** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-04\), Submitted by Collin County History Museum in the Amount of Seventy-Three Thousand Six Hundred and No/100 Dollars \(\\$73,600.00\), for a Statue of Private Jeff Morgan Tucker to be Installed at Collin County History Museum, 300 East Virginia Street, McKinney Texas. Amount Requested Represents 79% of Total Project Cost. \(WITHDRAWN BY APPLICANT\)](#)

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

**21-0081** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-05\), Submitted by McKinney Roots in the Amount of Fifteen Thousand and No/100 Dollars \(\\$15,000.00\), for the Construction of a Hydroponic Greenhouse Located at 5595 FM 1461, McKinney Texas. Amount Requested Represents 91% of Total Project Cost.](#)

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

**21-0082** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(#21-06\), Submitted by Sanchez Charities, LLC, in the Amount of Three Hundred Forty-Three Thousand Nine Hundred Seventeen and No/100 Dollars \(\\$343,917.00\), for Construction of Horizontal Infrastructure for The Mustard Seed Center for Nonprofits to be Located on White Street Approximately 500 Feet East of Redbud Drive in McKinney Texas. Amount Requested Represents 18% of Total Project Cost.](#)

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

**21-0083** [Conduct a Public Hearing and Consider/Discuss/Act on a](#)

Project Grant Application (#21-08), Submitted by McKinney Parks and Recreation Department, in the Amount of Three Million Six Hundred Thirty-Seven Thousand Forty and No/100 Dollars (\$3,637,040.00) for Apex Centre Expansion Project to Include: Project Design (\$2,500,000.00); Materials and Installation of Landscape Improvements (\$100,000.00); Installation of Obstacle Course for Existing Indoor Pool (\$330,000.00); Enhancements to Existing Outdoor Slides to Include Sound System, Lights and a Dragster Timing System with Score Board (\$126,019.00); Design and Installation of a Sauna Room in the Aquatics Area (\$100,000.00); Adding Building and Monument Signage at Alma Entrance (\$200,000.00); and Installation of Outdoor Fitness Area (\$256,000.00). Amount Represents 100% of Costs.

**Attachments:** Application Packet  
Presentation

**21-0084**

Conduct a Public Hearing and Consider/Discuss/Act on a Request Submitted by Habitat for Humanity of Collin County to Extend the Term on the Loan Agreement for Project #20-03 to March 31, 2022 and to Amend the Terms of the Grant Award for Project #20-03 as follows: Funding the Construction of Shade Structure through the Reallocation of the Remaining Funds Previously Awarded for a Concrete Surface for Playground, in the Amount of Thirteen Thousand Five Hundred Seventy and No/100 Dollars (\$13,570.00), the Reallocation of the Remaining Funds Previously Awarded for Tree Trimming, in the Amount of One Hundred Fifty and no/100 Dollars, and through an Increase in Funding in the Amount of Twenty-Six Thousand Eighty-Seven and 58/100 Dollars (\$26,087.58) for an Aggregate Total Award of Thirty-Nine Thousand Eight Hundred Seven and 58/100 Dollars (\$39,807.58); and Funding the Construction of a Community Amenity Center through a Grant Increase in the Amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) resulting in an Aggregate Total Grant of Five Hundred Thousand and No/100 Dollars (\$500,000.00). Aggregate of all Additional Funding Requests equals Two

Hundred Eighty-Nine Thousand Eight Hundred Seven and 58/100 Dollars (\$289,807.58).

**Attachments:** Application Packet (Amendment Request)  
Performance Agreement  
Presentation

**21-0186**

Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Haddington Fund, LP (R121-01) in an Amount of Up to Twenty-Five Thousand and No/100 Dollars (\$25,000.00) for Reimbursement of Expenses Related to Dirt and Concrete, Retaining Walls, ADA Compliant Ramp, Artificial Turf, Landscaping, Irrigation and Electrical Work for Ashlee's Garden Special Events Space, Located at The Mill at East McKinney, 601 E. Louisiana Street, McKinney, Texas.

**Attachments:** Application Packet - Ashlee's Garden (Rev).pdf

**21-0187**

Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by James West, Architect (R121-02) in an Amount of Up to Nine Thousand Seventy-Seven and 80/100 Dollars (\$9,077.80) for Reimbursement of Expenses Related Storm Drainage Improvements Including Asphalt, Concrete and Gutter Replacement to the Alleyway Located Behind the East Side of Tennessee and the West Side of the Dowell Building at 2018 East Louisiana and the Dowell Tin Shop at 208 Johnson Street, Between Louisiana and Cloyd Streets, McKinney, Texas.

**Attachments:** Application 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**

RI21-01 Haddington Fund  
RI21-02 James West Architecture  
Project 21- 03 Heritage Guild  
Project 21-05 McKinney Roots  
Project 21-06 Sanchez Charities  
Project 21-08 Apex Centre Expansion  
Project 18-05 HUB 121  
Project 20-03 Habitat of Collin County  
Project Bluesky

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 19th day of February, 2021 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>.*