



McKinney Community Development Corporation Agenda

Thursday, May 23, 2024

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 AND/OR 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.

INFORMATION SHARING

24-1558

[Update on 2024 McKinney Board & Commission Member](#)

[Appointments](#)

- Attachments:** [About McKinney Boards & Commissions](#)
[Member Eligibility Policy](#)
[Apply Online](#)

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.

24-1545 [Minutes of the McKinney Community Development Corporation Meeting of April 25, 2024.](#)

Attachments: [Minutes](#)

24-1546 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of April 30, 2024.](#)

Attachments: [Minutes](#)

REPORTS

24-1547 [Financial Report](#)

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

24-1549 [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](#)

24-1548 [President's Report](#)

Attachments: [Grants Awarded FY 24](#)
[April '24 Marketing Report](#)
[Final Report - Project 23-11 Chestnut Square](#)

REGULAR AGENDA ITEMS

24-1550 [Consider/Discuss/Act on a Request for a Second Funding Date Extension on Project Grant #23-08, in the Amount of One Million Eight Hundred Thousand and NO/100 Dollars \(\\$1,800,000.00\), Awarded to McKinney Housing Authority at the MCDC Board Meeting Held on May 25, 2023 for the Renovation, Reconstruction and Expansion of the Cockrell Homes and Lloyd Owens Properties into The Remnant at Greenwood I and II to a Date Not Later Than July 31, 2024.](#)

Attachments: [Extension Request](#)

24-1551 [Consider/Discuss/Act on a Project Grant Application Submitted by The City of McKinney \(4B24-02\) in the Amount of Three Million Six Hundred Seven Thousand Thirty and NO/100 Dollars \(\\$3,607,030.00\) for the Planning and Design of Eastside Airport Improvements at McKinney National Airport, 1508 Industrial Blvd, McKinney, TX 75069.](#)

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

24-1552 [Consider/Discuss/Act on a Project Grant Application Submitted by City of McKinney Engineering Department \(4B24-03\) in an Amount of Up to Five Hundred Thousand and NO/100 Dollars \(\\$500,000.00\) for Eligible Improvements to Chestnut Elevated Storage Tank Including Structural Repairs, LED Lighting Improvements, and Site Improvements Including Landscape, Irrigation and Paving Repairs at 131 S. Chestnut Street in McKinney, Texas. This request represents 17% of the Total Project Cost.](#)

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

24-1553 [Consider/Discuss/Act on a Project Grant Application Submitted by Notes Live, Inc. \(4B24-04\) in an Amount of](#)

Three Million and NO/Dollars (\$3,000,000.00) for Infrastructure Costs Related to the Construction of Sunset Amphitheater McKinney, a 20,000 Seat Outdoor Covered Amphitheater Located on 46 Acres Owned by the McKinney Economic Development Corporation Located at the Northeast Corner of U.S. 5 and State Highway 121 in McKinney, Texas. Total Requested is 1% of the Total Project Cost.

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

24-1554

Consider/Discuss/Act on a Project Grant Application Submitted by Heard Natural Science Museum and Wildlife Sanctuary (4B24-05) in an Amount of Up to One Hundred Forty-Three Thousand Eight Hundred Ten and NO/100 Dollars (\$143,810.00) for Blackland Prairie Restoration to Include Trail and Prairie Maintenance Equipment, Deck Replacement at Science Resource Center, and Trail Washout Improvements at the Property Located at One Nature Place in McKinney, Texas. This request represents 85% of the Total Project Cost.

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

24-1555

Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Parks Foundation (4B24-06) in an Amount of Up to Two Hundred Thirty-Three Thousand Four Hundred Ninety-Nine and NO/100 Dollars (\$233,499.00) for Construction of a Learning Garden Located at MCDL-Owned Property at 704 Greenville Road in McKinney, Texas. This request represents 49% of the Total Project Cost.

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

24-1556

Consider/Discuss/Act on a Project Grant Application Submitted by LifePath Systems (4B24-07) in an Amount of Up to One Million and NO/100 Dollars (\$1,000,000.00) for Exterior Infrastructure Improvements Including Storm

[Drainage, Fire Protection, Electrical and Site Work at a New Facility Under Construction at 2295 Bloomdale Road in McKinney, Texas. This request represents 2% of the Total Project Cost and 20% of the Project Elements Included in this Grant Request.](#)

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

24-1557

[Consider/Discuss/Act on a Project Grant Application Submitted by SDC Throckmorton Villas, LP, a Development of Sphinx Development Corporation, a Division of The Sphinx Group, \(4B24-08\) in an Amount of Up to One Million Two Hundred Thousand and NO/100 Dollars \(\\$1,200,000.00\) for Infrastructure Improvements Related to the Construction of 380 Villas, a New Multi-Family, Residential Development for Low Income Families Located at 1003 Throckmorton Street in McKinney, Texas. This request represents 2% of the Total Project Cost.](#)

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

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 4B24-02 City of McKinney, McKinney National Airport (TKI)
- Project 4B24-03 City of McKinney, Engineering Department
- Project 4B24-04 Notes Live
- Project 4B24-05 Heard Natural Science Museum
- Project 4B24-06 McKinney Parks Foundation
- Project 4B24-07 LifePath Systems
- Project 4B24-08 Sphinx Development Corporation
- Project 4B20-09 TUPPS Brewery and 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 May, 2024, 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>.