



McKinney Community Development Corporation Agenda

Thursday, August 28, 2025

8:00 AM

Council Chambers
401 E. Virginia 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.

WATCH THE BROADCAST LIVE

This meeting will be streamed live on through the City's website. Members of the public who wish to watch this meeting may watch the live stream online at:

<https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

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.

- 25-3087** [Minutes of the McKinney Community Development Corporation Meeting of July 24, 2025.](#)
Attachments: [Minutes](#)
- 25-3088** [Minutes of the McKinney Community Development Corporation Special Meeting of July 3, 2025.](#)
Attachments: [Minutes](#)
- 25-3089** [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of July 8, 2025.](#)
Attachments: [Minutes](#)
- 25-3090** [Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of July 10, 2025.](#)
Attachments: [Minutes](#)

REPORTS

- 25-3091** [Financial Report](#)
Attachments: [July Financial Statement](#)
 [July Transmittal Letter](#)
 [July Checks Issued](#)
- 25-3092** [Board and Liaison Reports](#)
 [Board Chair](#)
 [City of McKinney](#)
 [Visit McKinney](#)
 [McKinney Economic Development Corporation](#)
 [McKinney Main Street/MPAC](#)
 [McKinney Parks and Recreation](#)
Attachments: [MEDC Report](#)
 [Visit McKinney](#)
- 25-3093** [President's Report](#)

Attachments: [Grants Awarded](#)
[Marketing Report](#)
[Parks Report](#)
[Final Report - PC 25-04 Empty Bowls McKinney](#)
[Final Report - PC 25-06 Texas Homegrown](#)
[Music](#)
[Final Report - RI 25-02 Cotton Mill](#)

REGULAR AGENDA ITEMS

25-3094 [Consider/Discuss/Act on a Project Grant Application Submitted by The Harbor at Adriatica Master Condominium Association, Inc. \(4B25-12\) in the Amount of Two Hundred Thirty-Three Thousand One Hundred Thirty-Seven and No/100 Dollars \(\\$233,137.00\) to Replace the Code-Required Fire Suppression System Within the Structured Parking Facility Containing 438 Public Parking Spaces Located at 6675 Mediterranean Drive, McKinney, Texas. Request Represents 72% of Total Project Cost.](#)

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

25-3095 [Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Main Street \(4B25-13\) in the Amount of Eighty Thousand and No/100 Dollars \(\\$80,000.00\) to Fabricate and Install a Fifty-Foot Neon Monument Sign to Promote Historic Downtown McKinney Located on City Right of Way Median at the Northeast Intersection of Highway 75 and Virginia Street, McKinney, Texas. Request Represents 45% of Total Project Cost.](#)

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

25-3096 [Consider/Discuss/Act on a Project Grant Application Submitted by the City of McKinney Parks and Recreation Department \(4B25-14\), in the Amount of Eight Million and No/100 Dollars \(\\$8,000,000.00\) for Parks Accessibility](#)

Improvements, Trails Plan, Al Ruschhaupt Park Road Connection, Old Settler's Park Improvements and Erwin Park Improvements.

Attachments: Application Packet
Presentation

25-3097

Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County (4B25-15) in the Amount of Three Hundred Five Thousand and No/100 Dollars (\$305,000.00) for Repairs and Renovations at Three Properties in McKinney (1304 Garcia, 305 Lively Hill, and 611 Bumpas). Request Represents 75% of Total Project Cost.

Attachments: Application Packet
Presentation

25-3098

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Entertainment Properties 360 LLC (4B25-16) in an Amount of Two Million and No/100 Dollars (\$2,000,000.00) for Enhancements to the Privately Owned, Publicly Accessible Park Located in the Commercial Portion of West Grove Retail Development at 8701 West University Drive, McKinney, Texas, to Include Playscapes, Shade Structure, Water Feature, Trees, Public Restrooms, and Wi-Fi. Request Represents 100% of Total Project Cost.

Attachments: Application Packet
Presentation

25-3099

Conduct a Public Hearing and Consider/Discuss/Act on a Request to Amend Project 4B24-15, Submitted by and Awarded to Sanchez Charities, LLC, to Increase the Grant Award from Five Hundred Seventeen Thousand One Hundred Ninety-Two and No/100 Dollars (\$517,192.00) to One Million Seven Hundred Seventeen Thousand One Hundred Ninety-Two and NO/100 Dollars (\$1,717,192.00) for Construction of Horizontal Infrastructure to Support an

Increased Project Scope for the NeighborHub to Include a Three (3) Acre Site and a 35,000-45,000 Square Foot Facility to be Located at 2000 W. White Avenue McKinney, Texas. Amount Requested Represents 14.55% of Total Project Cost.

Attachments: Letter of Request
Letters of Support

25-3100 Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application (RI 25-04) Submitted by 380 Marketplace LLC in the Amount of Fifty Thousand and NO/100 Dollars (\$50,000.00) for Infrastructure Improvements Including Exterior Electrical, Water Line Replacement, and Site Improvements for Retail Shopping Center Located at 2414 W. University Drive, McKinney. Amount Represents 9% of the Total Project Cost.

Attachments: Application Packet
Presentation

25-3101 Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application (RI 25-05) Submitted by The Cotton Mill in the Amount of Twenty-Seven Thousand Four Hundred Fifty-Eight and 92/100 Dollars (\$27,458.92) for Installation of Drainage and Replacement of Concrete with Turf for the Outdoor Wedding Venue at The Cotton Mill Located at 610 Elm Street, McKinney. Amount Represents 75% of the Total Project Cost.

Attachments: Application Packet
Presentation

25-3102 Consider/Discuss/Act on a Request to Extend the Terms of Project 4B23-17 Awarded to City of McKinney Parks and Recreation Department in the Amount of Five Million Five Hundred Thousand and No/100 Dollars (\$5,500,000.00) for Greens Park and Trail Improvements in an Amount of Two Million and NO/100 Dollars (\$2,000,000.00) to September

[30, 2026, and Construction of Towne Lake Improvements in an Amount of Three Million Five Hundred Thousand and NO/100 Dollars \(\\$3,500,000.00\) to September 30, 2027](#)

Attachments: [Letter of Request](#)

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project 20-09 TUPPS Brewery & Entertainment Destination

Project 17-04 Craig Ranch Resort Hotel

Project 24-15 Sanchez Charities NeighborHub

4B 25-16 Entertainment Properties 360

RI 25-04 380 Marketplace LLC

RI 25-05 Cotton Mill

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 22nd of August, 2025, 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>.