

## **CITY COUNCIL SPECIAL MEETING**

**NOVEMBER 28, 2023**

The City Council of the City of McKinney, Texas met in special session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, November 28, 2023 at 4:30 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller called the meeting to order at 4:31 p.m. having determined a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Charlie Philips, and Councilmembers Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, and Michael Jones.

These City of McKinney Staff were present: City Manager, Paul Grimes; Assistant City Managers Kim Flom, Barry Shelton and Steve Tilton; City Attorney, Mark Houser; City Secretary, Empress Drane; Executive Director of Development Services, Michael Quint; Deputy City Secretary, Tenitrus Bethel; Assistant Director of Public Works, Ryan Mullins; and IT Service Desk Technician, Suzanne Bolick.

There were approximately sixty-five (65) members of the public in attendance in the audience including Visit McKinney Board member Katie Scott.

Mayor Fuller called Executive Session at 4:33 p.m. 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

- City of Camden, et al. v. 3M Company, Case No. 2:23-cv-03147-RMG, United States District Court for the District of South Carolina (In re: Aqueous Film-Forming Foams Products Liability Litigation, MDL No. 2-18-mn-2873-RMG) - City of Camden, et al. v. E.I. DuPont De Nemours and Company (n/k/a EIDP, Inc.), et al., 2:23-cv-03230-RMG, United States District Court

for the District of South Carolina, (In re: Aqueous Film-Forming Foams Products Liability Litigation, MDL No. 2-18-mn-2873-RMG)

C. Section 551.072. Deliberations about Real Property

- Being a 6.52-acre tract of land situated in the William Ryan Survey, Abstract No. 746, Collin County, Texas, and being a portion of the Eldorado Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet F. Page 489 of the Plat Records of Collin County, Texas

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination

Mayor Fuller reconvened the public work session at 5:27 p.m. with all members of the Council present.

The Council unanimously approved the motion made by Councilmember Cloutier and seconded by Councilmember Franklin to authorize the City Manager to execute affidavits on behalf of the City opting out of the 3M and Dupont class action lawsuits.

The Council unanimously approved the motion made by Mayor Pro Tem Philips and seconded by Councilmember Cloutier to approve project 20-09 TUPPS Brewery & Entertainment Destination.

The Council took a five (5) minute break to prepare for the presentation portion of the meeting.

Mayor Fuller reconvened the meeting and called for public comments on agenda items as well as matters not on the agenda.

The following members expressed their thoughts related to the agenda item 23-0950, Redevelopment of City-Owned Properties Downtown:

Kim Black, 509 N. Kentucky St, McKinney, TX 75069

Jim Schwalls, 905 W Hunt, McKinney, TX 75069

Mayor Fuller called for the following agenda item:

**23-0950** Consider/Discuss Presentations from Respondents to Request for Qualifications Number 23-38RFQ Seeking a Partnership with a Development Team to Redevelop City-Owned Properties Downtown

Mr. Quint reviewed a presentation related to the Downtown Redevelopment RFQ process.

Each of the following development groups were allotted thirty (30) minutes to present and fifteen (15) minutes for a question and answer session with the Council.

Nack Development, Frisco, TX

M2G Ventures LLC, Fort Worth, TX

Hines Interests LP, Houston, TX

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Philips, to adjourn the meeting at 7:43 p.m.

These minutes were approved by the City Council on January 2, 2024.

SIGNED:

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GEORGE C. FULLER, Mayor  
CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas