



# McKinney Community Development Corporation Agenda

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Thursday, July 24, 2025

8:00 AM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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**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.*

**25-2976**      [Minutes of the McKinney Community Development Corporation Meeting of June 26, 2025](#)

**Attachments:**    [Minutes](#)

## REPORTS

**25-2977**      [Financial Report](#)

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

**25-2978**      [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](#)

**25-2979**      [President's Report](#)

**Attachments:**    [Grants Awarded](#)  
                          [July Marketing Report](#)  
                          [Parks Report](#)  
                          [Final Report - PC 25-13 Arts in Bloom](#)  
                          [Final Report 24-27 Main Street Oktoberfest](#)

## REGULAR AGENDA ITEMS

*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.*

**25-2980**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Heritage Guild of Collin County \(PC 25-17\) in the Amount of \\$14,905.00 for the](#)

[Advertising, Marketing and Promotion of 2025 Events at Chestnut Square Including Farmers Market, Ghostly Hauntings, Trolley Tours, Pumpkin Pals, Educational Programming, and Holiday Tour of Homes.](#)

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

**25-2981** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Rotary Foundation \(PC 25-18\) in the Amount of \\$7,500.00 for the Advertising, Marketing and Promotion of the 2025 Parade of Lights.](#)

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

**25-2982** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Texas Women Society \(PC 25-19\) in the Amount of \\$13,500.00 for the Advertising, Marketing and Promotion of the 2025 McKinney Asian Food and Art Festival](#)

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

**25-2983** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Repertory Theatre \(PC 25-20\) in the Amount of \\$6,790.00 for the Advertising, Marketing and Promotion of the Two Unique Shows in 2025.](#)

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

**25-2984** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Warrior's Keep \(PC 25-21\) in the Amount of \\$12,500.00 for the Advertising, Marketing and Promotion of the 2025 Veterans Day Celebration at TUPPS Brewery.](#)

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

- 25-2985**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Collin County Master Gardeners Association \(PC 25-22\) in the Amount of \\$14,500.00 for the Advertising, Marketing and Promotion of the 2025-2026 Events at Myers Park Consisting of Eight Unique Events Including The Annual Garden Show, Plant Sales, A Walk in the Park, and Educational Workshops.](#)
- Attachments:**    [Application Packet](#)  
                              [Presentation](#)
- 25-2986**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street \(PC 25-23\) in the Amount of \\$14,000.00 for the Advertising, Marketing and Promotion of the 2025 McKinney Oktoberfest.](#)
- Attachments:**    [Application Packet](#)  
                              [Budget](#)
- 25-2987**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Art Club of McKinney \(PC 25-24\) in the Amount of \\$7,100.00 for the Advertising, Marketing and Promotion of 2025-2026 Events, Including Three Art Shows, Four Workshops, and Thirteen Community Events.](#)
- Attachments:**    [Application Packet](#)  
                              [Presentation](#)
- 25-2988**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Millennial Maven Creative Foundation \(PC 25-25\) in the Amount of \\$10,000.00 for the Advertising, Marketing and Promotion of the 2025 Rooted in Rhythm Event.](#)
- Attachments:**    [Application Packet](#)  
                              [Presentation](#)
- 25-2989**      [Conduct a Public Hearing and 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

**25-2990**            Conduct a Public Hearing and 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

**25-2991**            Conduct a Public Hearing and 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

**25-2992**            Conduct a Public Hearing and 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

**25-2993**

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

**25-2994**

Consider/Discuss/Act on an Amended Project #17-04, Submitted by Craig Ranch Luxury Hotel SPE Owner LP, for an MCDC Loan in the Amount of Ten Million Two Hundred Fifty Thousand and NO/100 Dollars (\$10,250,000.00) and an MCDC Grant in the Amount of Twenty-Five Million and NO/100 Dollars (\$25,000,000.00) for Partial Funding for the Construction of a JW Marriott Resort Hotel; The Amount Requested Represents 10.8% of the Total Estimated Project Cost of Three Hundred Twenty-Five Million and NO/100 Dollars (\$325,000,000.00)

**Attachments:** Application Packet  
Presentation  
Agreement  
Term Sheet

**25-2995**

Consider/Discuss/Act on an Amendment to a Previously Approved Project Grant Application Submitted by ClubCorp NV XXVI, LLC (Invited, Inc.) (4B 25-04) in the Amount of up to One Million Five Hundred Thousand and NO/100 Dollars (\$1,500,000.00) for the Construction of Public Infrastructure

[Improvements Necessitated by Erosion at the TPC Craig Ranch Golf Course Located at 8000 Collin McKinney Parkway, McKinney, Texas.](#)

**25-2996**

[Consider/Discuss/Act on a Request from City of McKinney, Housing and Community Development Department to Amend Project Grant 4B23-12 Awarded on August 24, 2023, in the Amount of Two Hundred Thousand and NO/100 Dollars \(\\$200,000.00\) to Increase Per Home Funding to \\$40,000 for Property Maintenance Program from \\$20,000 as Originally Approved. Remaining unspent funds allocated to this project total \\$147,738.00.](#)

**Attachments:** [Letter of Request](#)

**25-2997**

[Consider/Discuss/Act on an Extension to the Term of the Loan Agreement for Project 4B24-08, Awarded to SDC Throckmorton Villas, A Development of Sphinx Development Corporation, a Division of The Sphinx Group, for Infrastructure Improvements Related to the Construction of 380 Villas, to December 31, 2025.](#)

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

**25-2998**

[Consider/Discuss/Act on Proposed MCDC Fiscal Year 2026 Budget.](#)

**Attachments:** [Proposed Budget Overview](#)  
[Proposed Budget FY26](#)

**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 Hemispheres

Venu/Notes Live

Project 20-09 TUPPS Brewery & Entertainment Destination

Project 17-04 Craig Ranch Resort Hotel

Project 24-15 Sanchez Charities NeighborHub

Project 25-04 Invited Amendment Request

4B 25-12 The Harbor at Adriatica Master Condominium Association

4B 25-13 Main Street Monument Sign

4B 25-14 McKinney Parks and Rec

4B 25-15 Habitat for Humanity of CC

4B 25-16 Entertainment Properties 360

## **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 18th of July, 2025, 5:00 p.m.*

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*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](mailto: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>.*