



CITY OF MCKINNEY, TEXAS

Agenda

McKinney Community Development Corporation

Thursday, February 27, 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.

- 25-2479** [Minutes of the McKinney Community Development Corporation of January 23, 2025.](#)
Attachments: [Minutes](#)
- 25-2480** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 5, 2024.](#)
Attachments: [Minutes](#)
- 25-2481** [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee of January 14, 2025.](#)
Attachments: [Minutes](#)
- 25-2482** [Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of January 15, 2025.](#)
Attachments: [Minutes](#)
- 25-2483** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 3, 2025.](#)
Attachments: [Minutes](#)
- REPORTS**
- 25-2484** [Financial Report](#)
Attachments: [January Financial Statement](#)
 [January Transmittal Letter](#)
 [January Checks Issued](#)
 [December Financial Statement](#)
 [December Transmittal Letter](#)
 [December Checks Issued](#)
- 25-2485** [Board and Liaison Reports](#)

Attachments: [Visit McKinney](#)
[MEDC Report](#)

25-2486 [President's Report](#)

Attachments: [Grants Awarded](#)
[January Marketing Report](#)
[Final Report - PC24-11 MillHouse Foundation](#)
[Final Report - RI24-09 Hope Hardware Building](#)

REGULAR AGENDA ITEMS

25-2487 [Update on Roy and Helen Hall Library Re-imagined.](#)

Attachments: [Presentation](#)

25-2488 [Consider/Discuss/Act on Increasing Promotional and Community Event Grant Award for Application Submitted by McKinney Main Street \(PC 25-13\) to Correct an Error in Amount Awarded on January 23, 2025, for the Advertising, Marketing and Promotion of the 2025 Arts in Bloom Event, to \\$13,000.00.](#)

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

25-2489 [Consider/Discuss/Act on a Project Grant Application Submitted by Hugs Cafe \(4B 25-01\) in the Amount of Nine Hundred Seventy Thousand and NO/100 Dollars \(\\$970,000.00\) for Infrastructure Costs Associated with the Construction of a New Hugs Headquarters to be Located at 803 Green Street, McKinney, Texas. Amount Represents 9.7% of Total Project Cost.](#)

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

25-2490 [Consider/Discuss/Act on a Project Grant Application Submitted by the Collin County History Museum \(4B 25-02\) in the Amount of Thirty-One Thousand Four Hundred](#)

Seventy-Five and NO/100 Dollars (\$31,475.00) for the Purchase of Equipment and Materials to be Used for Collecting and Preserving Historic Artifacts for Exhibits, Shelving and Cases for Storage of Artifacts, Museum Exhibits, and Mobile Workstations. Amount Represents 100% of Total Project Cost.

Attachments: Application Packet
Presentation

25-2491

Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Parks Foundation (4B 25-03) in the Amount of Twenty Thousand and NO/100 Dollars (\$20,000.00) to Fund Purchase of a Polaris Sportsman ATV and a Bosski 1600 UT Trailer Accessory to Facilitate Trail Improvement Projects. Amount Requested Represents 100% of Total Project Cost.

Attachments: Application Packet
Presentation

25-2492

Consider/Discuss/Act on a Project Grant Application Submitted by ClubCorp NV XXVI, LLC (Invited Clubs) (4B 25-04) in an Amount of One Million Five Hundred Thousand and NO/100 Dollars (\$1,500,000.00) for Infrastructure and Site Improvements to Stabilize Erosion of the Creek at TPC Craig Ranch Located at 8000 Collin McKinney Parkway, McKinney, Texas.

Attachments: Application Packet
Presentation

25-2493

Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County (4B 25-05) in the Amount of Four Hundred Eleven Thousand Four Hundred Fifty-Five and NO/100 Dollars (\$411,455.00) to Support Construction of Ten Townhomes (Five Units with Two Townhomes Each) in the Cotton Groves Development Located on Kings Row in East McKinney.

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

25-2494 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by The City of McKinney \(4B 25-06\) in the Amount of Thirty Million and NO/100 Dollars \(\\$30,000,000.00\) for the Construction of Eastside Airport Infrastructure and Passenger Terminal Elements Including Taxiways, Aprons, and other Airport Facilities, at McKinney National Airport, 1508 Industrial Blvd, McKinney, TX 75069.](#)

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

25-2495 [Consider/Discuss/Act on a Project Grant Application Submitted by Cannon Development Company Texas, LLC \(4B 25-07\) in an Amount of Four Million and NO/100 Dollars \(\\$4,000,000.00\) for Infrastructure Improvements to Land Located at the Northeast Intersection of State Highway 121 and Stacy Road in McKinney, Texas in Preparation for the Construction of Cannon Beach, a Mixed-Use Adventure Entertainment Destination.](#)

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

25-2496 [Consider/Discuss/Act on a Project Grant Application Submitted by Heritage Guild of Collin County \(4B 25-08\) in the Amount of Twenty-Five Thousand Four Hundred Eighty-One and No/100 Dollars \(\\$25,481.00\) for Site Improvements to Correct Drainage Issues and to Secure the Foundation of the Dulaney Cottage at Chestnut Square Heritage Village, Located at 315 S. Chestnut in McKinney. Amount Requested Represents 63% of Total Project Cost.](#)

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

25-2497 [Conduct a Public Hearing and Consider/Discuss/Act on a](#)

Retail Development Infrastructure Grant Application Submitted by Sugar Rush Holdings, LLC (dba Cami Cakes) (RI 25-01) in an Amount of Twenty-Five Thousand Three Hundred Thirty-Two and 25/100 Dollars (\$25,332.25) for Relocation of a Grease Trap at the Site of Their Bakery Located at 2950 Craig Drive, Suite 302, McKinney, Texas. Amount Represents 75% of the Total Project Cost.

Attachments: Application Packet
Presentation

25-2498

Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application (RI 25-02) Submitted by The Cotton Mill in the Amount of Twenty-Three Thousand Seven Hundred Forty-Five and NO/100 Dollars (\$23,745.00) for Construction of a Sidewalk Connecting Two Parking Lots to Provide Direct Access to Retail Shops at The Cotton Mill and the Installation of Security Lighting Along the New Walkway. Amount Represents 75% of the Total Project Cost.

Attachments: Application Packet
Presentation

25-2499

Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Samaritan Inn, Inc. (RI 25-03) in an Amount of Ten Thousand Eight Hundred and NO/100 Dollars (\$10,800.00) for Installation of Wrought Iron Security Fencing Surrounding The Inn Style Retail Store, Located at 103 East University Drive, McKinney, Texas. Amount Represents 75% of the Total Project Cost.

Attachments: Application Packet
Presentation

25-2500

Consider/Discuss/Act on a Request from Lelo's Coffee Co. for a Second Extension to the Term of the Loan Agreement Executed with McKinney Community Development Corporation for Project RI 23-01 to April 15, 2025.

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 Hemispheres

Venu/Notes Live

Project 20-09 TUPPS Brewery & Entertainment Destination

Project Mirage

Craig Ranch Resort Hotel

RI 25-01 SugarRush Holdings

RI 25-02 Cotton Mill

RI 25-03 Samaritan Inn

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 21 day of February, 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>.