



CITY OF MCKINNEY, TEXAS

Agenda McKinney Housing Finance Corporation

Friday, July 24, 2026

8:00 AM

City Hall Council Chambers
401 E. Virginia Street
McKinney, Texas 75069

****Special Meeting****

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.

Dais System Training

CALL TO ORDER

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.

26-0725 [Minutes of the McKinney Housing Finance Corporation Meeting of April 10, 2026](#)

Attachments: [Minutes](#)

DISCUSSION ITEMS - No Action Taken

REGULAR AGENDA ITEMS

26-0732 [Consider/Discuss/Act on Proposed FY2026-2027 McKinney Housing Finance Corporation \(MHFC\) Budget](#)

Attachments: [Proposed Budget](#)

26-0730 [Consider/Discuss/Act on a Resolution Authorizing the McKinney Housing Finance Corporation to File an Application for Reservation with the Texas Bond Review Board with Respect to Qualified Mortgage Bonds or Mortgage Credit Certificates; and Containing other Provisions Relating to the Subject](#)

Attachments: [Resolution](#)
 [Presentation](#)

26-0731 [Consider/Discuss/Act on a Resolution of the McKinney Housing Finance Corporation Approving Delegation of Bond Issuance Authority and Assignment of Private Activity Bond Authority to Texas Department of Housing and Community Affairs; Authorizing the Execution and Delivery of an Assignment Agreement; and Containing other Provisions Relating to the Subject](#)

Attachments: [Resolution](#)
 [Assignment Agreement](#)

26-0735 [Consider/Discuss/Act on a Resolution of the McKinney Housing Finance Corporation Authorizing the issuance of the "McKinney Housing Finance Corporation Multifamily Housing Revenue Bonds \(Skyway Villas\), Series 2026," approving a Trust Indenture, a Loan Agreement, a Regulatory Agreement, a Bond Purchase Agreement, and an Official Statement; and authorizing the execution of documents and instruments necessary or convenient to carry out the issuance of the bonds, including the adoption of a resolution pertaining thereto.](#)

Attachments: [Resolution](#)
[Indenture](#)
[Loan Agreement](#)
[Regulatory Agreement - rehab with Freddie Mac rider](#)

26-0729 [Consider/Discuss/Act on a Resolution of The McKinney Housing Finance Corporation in Connection with the Corporations Participation in a Multifamily Housing Development and Execution and Delivery of a Memorandum of Understanding with Skyway Villas \(TX\) Developer LLC relating to the financing, development and operation of the Skyway Villas](#)

Attachments: [Resolution](#)
[Memorandum of Understanding \(MOU\)](#)

26-0728 [Consider/Discuss/Act on a Resolution Authorizing the Transfer and Assignment of McKinney Skyway Villas GP, LLC, the General Partner of the Skyway Villas \(TX\) Owner LP, the Partnership that will Own and Develop the Project; with the McKinney Housing Finance Corporation as Sole Member, and Approving the Form and Substance of the Respective Limited Liability Company Agreements; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry out the Purposes of this Resolution; and Containing other Provisions Relating Thereto](#)

Attachments: [Resolution](#)
[Transfer and Assignment Agreement](#)

26-0734 [Consider/Discuss/Act on a Resolution of the McKinney Housing Finance Corporation, as Sole Member of McKinney Skyway Villas GP, LLC, Authorizing the Execution and Delivery of Ground Lease, Equity, Bond and Loan Documents to Carry Out the Financing, Rehabilitation and Operation of a Multifamily Housing Development Know as "Skyway Villas"](#)

Attachments: [Resolution](#)

26-0733 [Consider/Discuss/Act on a Resolution of The McKinney Housing Finance Corporation, as Sole Member of McKinney Skyway Villas Holdings, LLC, Authorizing the Acquisition of Real Property and Execution and Delivery of Ground Lease Documents in Connection with the Financing, Rehabilitation and Operation of a Multifamily Housing Development Know as "Skyway Villas"](#)

Attachments: [Resolution](#)

26-0727 [Consider/Discuss/Act on a Resolution Authorizing the Formation of McKinney Skyway Villas Holdings, LLC, \("The Ground Lessor"\) in Connection with the McKinney Housing Finance Corporation Multifamily Housing Revenue Bonds \(Skyway Villas\), Series 2026; Authoring the Designation of the Corporation as the Sole Member of the Ground Lessor; Approving the Form and Substance of a Limited Liability Company Agreement and the Execution Thereof; Ratifying Certain Actions Heretofore Taken in Connection with the Ground Lessor; Authorizing the Execution of Documents and Instruments Necessary or Convenient to Carry out the Purposes of this Resolution; and Containing other Provisions Relating Thereto](#)

Attachments: [Resolution](#)
[Ground Lessor - LLC Agreement](#)

26-0726 [Consider/Discuss/Act on a Resolution Authorizing the Formation of McKinney Skyway Villas Development, LLC, \("The Co-Developer"\) in Connection with The McKinney Housing Finance Corporation Multifamily Housing Revenue Bonds \(Skyway Villas\), Series 2026; Authorizing the Designation of the Corporation as the Sole Member of the Co-Developer; Approving the Form and Substance of a Limited Liability Company Agreement and the Execution Thereof; Ratifying Certain Actions Heretofore Taken in Connection with the Co-Developer; Authorizing the Execution of Documents and Instruments Necessary or Convenient to](#)

[Carry out the Purposes of this Resolution; and Containing
other Provisions Relating Thereto](#)

Attachments: [Resolution](#)
[Co-Developer - LLC Agreement](#)

BOARD AND MANAGER COMMENTS

Board and Manager comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on July, 20th, 2026.

*Empress Drane, TRMC
City Secretary
Tenitrus Parchman, TRMC
Deputy City Secretary*

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>.