



# CITY OF MCKINNEY, TEXAS

## Agenda Reinvestment Zone Number One

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Tuesday, October 21, 2025

4:30 PM

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

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### CALL TO ORDER

### PUBLIC COMMENT ON AGENDA ITEMS (for Non-Public Hearing Items)

### AGENDA ITEMS

- 25-3281**      [Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of September 2, 2025](#)  
*Attachments:*    [Minutes](#)
- 25-3282**      [Update on Downtown McKinney Fire Suppression Projects](#)
- 25-3283**      [Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with The Parks Church for the Critical Maintenance and Historic Façade Restoration Improvements Project Located at 110 E Davis Street](#)  
*Attachments:*    [110 E Davis Application](#)  
                          [Letter of Intent](#)  
                          [110 Davis Street Due Diligence Report](#)  
                          [110 E Davis Inspection](#)  
                          [Combined Invoices](#)  
                          [Before and After Photographs](#)  
                          [Proposed Resolution](#)  
                          [Proposed Agreement](#)  
                          [Presentation - Staff](#)
- 25-3284**      [Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan](#)

[Implementation Agreement with Hugs Café Inc. for the Fire Suppression Project at 221 Andrews Street](#)

**Attachments:** [Application](#)  
[Letter of Intent](#)  
[Estimates](#)  
[Proposed Resolution](#)  
[Proposed Agreement](#)  
[Presentation - Staff](#)

**25-3285** [Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Implementation Agreement with the City of McKinney for a Catalyst Project \(Sunset Amphitheatre\) Located at 2000 Gateway Boulevard](#)

**Attachments:** [VENU DA](#)  
[VENU First Amendment](#)  
[VENU Second Amendment](#)  
[VENU Third Amendment](#)  
[TIRZ Resolution](#)  
[TIRZ Agreement](#)  
[Presentation](#)

**25-3286** [Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with UB33 McKinney LLC for a Fire Suppression, Environmental Remediation, and Critical Maintenance Project Located at 308 W Virginia Street](#)

**Attachments:** [Application](#)  
[Letter of Intent](#)  
[Narrative](#)  
[Combined Critical Maintenance Invoices](#)  
[Combined Environmental Invoices](#)  
[Combined Fire Invoices](#)  
[Combined Utilities Invoices](#)  
[Utility Infrastructure Detailed](#)  
[Proposed Resolution](#)  
[Presentation - Staff](#)  
[Presentation - Applicant](#)

## **EXECUTIVE SESSION**

In accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**

*PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.*

*Posted in accordance with Texas Government Code, Chapter 551, on October 14, 2025.*

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*Empress Drane, City Secretary*  
*Tenitrus Parchman, 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](mailto: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>.*