



# McKinney Community Development Corporation Agenda

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Thursday, March 28, 2024

8:00 AM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL AND/OR OTHER CITY BOARDS & COMMISSIONS MAY BE PRESENT. NO ACTION WILL BE TAKEN BY CITY COUNCIL OR OTHER BOARD OR COMMISSION.**

## **WATCH THE BROADCAST LIVE**

**This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:**

**Spectrum Channel 16;  
AT&T U-Verse Channel 99;  
and online at <http://mckinney.legistar.com>.**

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

**24-1366**      [Oath of Office for New Board Member  
Markus Lloyd](#)

## **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.*

## INFORMATION SHARING

- 24-1367      [Salesmanship Club Update on Byron Nelson](#)
- 24-1368      [Informational update on the 2024 Municipal Bonds](#)  
**Attachments:**    [Presentation](#)

## 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.*

- 24-1369      [Minutes of the McKinney Community Development Corporation Meeting of February 22, 2024.](#)  
**Attachments:**    [Minutes](#)
- 24-1370      [Minutes of the McKinney Community Development Corporation Affordable Housing Subcommittee Meeting of February 26, 2024.](#)  
**Attachments:**    [Minutes](#)
- 24-1371      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 22, 2024.](#)  
**Attachments:**    [Minutes](#)
- 24-1372      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 4, 2024.](#)  
**Attachments:**    [Minutes](#)
- 24-1342      [Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of February 20, 2024](#)  
**Attachments:**    [Minutes](#)

## REPORTS

**24-1373**      [Financial Report](#)

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

**24-1374**      [Board and Liaison Reports](#)

[Board Chair](#)  
                    [City of McKinney](#)  
                    [Visit McKinney](#)  
                    [McKinney Economic Development Corporation](#)  
                    [McKinney Main Street/MPAC](#)  
                    [McKinney Parks and Recreation](#)

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

**24-1375**      [President's Report](#)

**Attachments:**    [Grants Awarded FY 24](#)  
                          [March Marketing Report](#)  
                          [TUPPS Update \(Feb\)](#)  
                          [Final Report - Home for the Holidays](#)

**REGULAR AGENDA ITEMS**

**24-1376**      [Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Waterboy RE, LLC \(RI 24-01\) in the Amount of Twenty-Four Thousand Three Hundred Sixty-Four and 20/100 Dollars \(\\$24,364.20\) for the Installation of a Fire Alarm System at Harvest at the Masonic Located at 215 N. Kentucky, McKinney](#)

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

**24-1377**      [Conduct a Public Hearing and Consider/Discuss/Act on an Amended Retail Development Infrastructure Grant Application Submitted by Hope Hardware Building \(RI 24-02\) in an Amount up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for the Installation of a Fire Alarm System at the](#)

[Hope Hardware Building Located at 214 E. Louisiana Street, McKinney, Texas.](#)

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

**24-1378** [Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Sugar Rush Holdings, LLC \(dba Cami Cakes\) \(RI 24-03\) in an Amount of Thirty-Three Thousand One Hundred Twenty-Seven and 25/100 Dollars \(\\$33,127.25\) for Exterior Electrical Work and the Installation of a Grease Trap at the Site of a New Bakery Located at 2950 Craig Drive, Suite 302, McKinney, Texas.](#)

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

**24-1379** [Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Haddington Fund, LP \(RI 24-04\) in an Amount of Sixteen Thousand Eight Hundred Eighty-Six and 25/100 Dollars \(\\$16,886.25\) for Construction of a Retaining Wall, Walkway, Stairs and Brick Paver Reset at The Flour Mill Located at 407 E. Louisiana Street, McKinney, Texas.](#)

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

**24-1380** [Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Kelly's Art Shack \(RI 24-05\) in an Amount of Up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Exterior Site Expansion and Improvements Including Installation of Gutters and Downspouts, Gates, and Masonry Fencing at the Property Located at 312 E. Cloyd Street, McKinney, Texas.](#)

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

**24-1381** [Consider/Discuss/Act on a Retail Development Infrastructure](#)

[Grant Application \(RI 24-06\) Submitted by The Cotton Mill in the Amount of Thirty-Nine Thousand NO/100 Dollars \(\\$39,000.00\) for Construction of a Sidewalk and Walkway to Provide Access to an Existing Crushed Gravel Parking Lot at The Cotton Mill on the Property Located at 610 Elm Street, McKinney, Texas.](#)

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

**24-1382**

[Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Venezia Saponi \(RI 24-07\) in an Amount of Up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Exterior Site Work to Include Parking Lot Repairs, Sidewalk Repairs, Replacement of Retaining Wall, and Replacement of Landscaping at the New Restaurant Site Located at 1820 Eldorado Parkway in McKinney, Texas.](#)

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

**24-1383**

[Conduct a Public Hearing and Consider/Discuss/Act on an Amended Retail Development Infrastructure Grant Application Submitted by ACM Virginia Holdings LLC \(RI 24-08\) in an Amount of Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) to Install a New Sewer Connection, Replace the Parking Lot, and Replace the Main Electrical Panel at the Antique Company Mall Building Located at 213 E. Virginia Street in McKinney, Texas.](#)

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

**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

- RI 24-01 Wells Group
- RI 24-02 Hope Hardware Building
- RI 24-03 Sugar Rush
- RI 24-04 Haddington Fund
- RI 24-05 Kelly's Art Shack
- RI 24-06 Cotton Mill
- RI 24-07 Venezia Saponi
- RI 24-08 ACM Virginia Holdings
- Project 20-09 TUPPS Brewery & Entertainment Destination
- Project 17-04 Craig Ranch Resort Hotel
- Project Vibes
- Project Hemispheres

**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 22nd day of March, 2024, 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: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>.*