



# McKinney Community Development Corporation Agenda

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Thursday, May 25, 2023

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 MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

## **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**

## **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.*

- 23-0422**      [Minutes of the McKinney Community Development Corporation Special Meeting of March 17, 2023.](#)  
**Attachments:**    [Minutes](#)
- 23-0423**      [Minutes of the McKinney Community Development Corporation Meeting of April 27, 2023.](#)  
**Attachments:**    [Minutes](#)
- 23-0424**      [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Meeting of April 13, 2023.](#)  
**Attachments:**    [Minutes](#)
- 23-0425**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of May 3, 2023.](#)  
**Attachments:**    [Minutes](#)
- 23-0363**      [Minutes of the Parks, Recreation and Open Space Advisory Board of April 13, 2023](#)  
**Attachments:**    [Minutes](#)

**REPORTS**

- 23-0426**      [Board and Liaison Reports](#)  
                  [Board Chair](#)  
                  [City of McKinney](#)  
                  [Visit McKinney](#)  
                  [McKinney Economic Development Corporation](#)  
                  [McKinney Main Street/MPAC](#)  
                  [McKinney Parks and Recreation](#)  
                  [TUPPS Subcommittee](#)  
**Attachments:**    [Visit McKinney Report](#)  
                          [MEDC Report](#)
- 23-0427**      [Financial Report](#)

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

**23-0428** [President's Report](#)

**Attachments:** [Grants Awarded FY 23](#)  
[April Marketing Report](#)  
[TUPPS update \(April\)](#)  
[Progress Report - MillHouse Winter ArtFest.pdf](#)  
[Final Report -- McKinney Garden Club](#)

### REGULAR AGENDA ITEMS

**23-0429** [Consider/Discuss/Act on a Project Grant Application Submitted by Archstreet McKinney \(#23-05\) in the Amount of Four Hundred Thousand and NO/100 Dollars \(\\$400,000.00\) for Infrastructure Costs Related to Construction of a Select Service Hotel Located in District 121 at 7200 State Hwy. 121 S, McKinney, Texas 75070. Amount Requested Represents 18% of Total Project Cost.](#)

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

**23-0430** [Consider/Discuss/Act on a Project Grant Request Submitted by Heard Natural Science Museum and Wildlife Sanctuary \(#23-06\) in the Amount of Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for Construction of a Permanent Animal Food Cottage for the Animal Exhibit. Amount Requested Represents 60% of the Total Project Cost.](#)

**Attachments:** [Application Packet -- 23-06 Heard Museum.pdf](#)

**23-0431** [Consider/Discuss/Act on Project Grant Request Submitted by McKinney Housing Authority \(#23-08\) in the Amount of One Million Eight Hundred Thousand and NO/100 Dollars \(\\$1,800,000.00\) for the Demolition of Cockrell Homes and Lloyd Owens Low-Income Communities and the Construction of The Remnant at Greenwood, LP, a New Low-Income](#)

Housing Development in East McKinney. Amount Requested Represents 5% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**23-0432** Consider/Discuss/Act on Project Grant Request Submitted by McKinney Virginia Parkway, Ltd. (#23-09) in the Amount of One Million Five Hundred Thousand and NO/100 Dollars (\$1,500,000.00) for the Construction of The Palladium McKinney, a New Multi-Family, Rental Residential Development for Low Income Families to be Located West of I-75, NEQ of W. Virginia Parkway and Carlisle Street in McKinney. Amount Requested Represents 5% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

**23-0433** Consider/Discuss/Act on a Request to Include Mobile Homes Occupied by Low Income Residents in McKinney (Owner-occupied and/or Rented) to the Type or Residence Eligible for Consideration for Funding Support, by MCDC, Through a Property Maintenance Program Administered by the City of McKinney, Housing and Community Development Department.

## **PUBLIC COMMENTS Regarding Matters not on the Agenda**

### **BOARD COMMENTS**

*Board 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.*

### **EXECUTIVE SESSION**

In accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project 4B 23-05 District 121 Hotel  
Project 4B 23-06 Heard Museum  
Project 4B 23-08 McKinney Housing Authority (The Remnant)  
Project 4B 23-09 McKinney Virginia Parkway (Palladium)  
Project 4B 20-09 TUPPS Brewery and Entertainment Destination  
Project 4B 17-04 Craig Ranch Resort Hotel  
Project Bluesky  
Project Terrigen  
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 19th day of May, 2023, 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>.*