



# McKinney Community Development Corporation Agenda

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Thursday, April 25, 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**

## **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.*

**24-1469**      [Minutes of the McKinney Community Development Corporation Meeting of March 28, 2024.](#)

**Attachments:**    [Minutes](#)

**24-1470**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 15, 2024.](#)

**Attachments:**    [Minutes](#)

**24-1471**      [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 18, 2024.](#)

**Attachments:**    [RDIG subcommittee 03.18.24 css.pdf](#)

## REPORTS

**24-1472**      [Financial Report](#)

**Attachments:**    [March Financials](#)  
[March Transmittal Letter](#)  
[March Checks Issued](#)

**24-1473**      [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](#)  
[MEDC Report](#)

**24-1474**      [President's Report](#)

**Attachments:** [Grants Awarded FY 24](#)  
[April Marketing Report](#)  
[TUPPS Update \(March\)](#)  
[Final Report -- PC 23-23 CC Master Gardeners](#)  
[Final Report - 4B 23-13 The Cotton Mill](#)  
[Smokestack Sign](#)

## REGULAR AGENDA ITEMS

**24-1475** [Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project # 4B 23-11 Submitted by Heritage Guild of Collin County to Reallocate Funding for the Purpose of Drainage Remediation and Structural Reconstruction Necessary for Successful Repair of Original Project Elements Including Porches, Stairs and Ramps at Chestnut Square Historical Village.](#)

**Attachments:** [Letter of Request](#)  
[Drainage Issues Photos](#)

**24-1476** [Consider/Discuss/Act on a Request from T & I Bakery to Extend the Term of the Loan Agreement Executed with McKinney Community Development Corporation for Project RI 23-05 to October 31, 2024.](#)

**Attachments:** [Letter of Request](#)

**24-1477** [Consider/Discuss/Act on a Request from Lelo's Coffee Co. to Extend the Term of the Loan Agreement Executed with McKinney Community Development Corporation for Project RI 23-01 to March 23, 2025.](#)

**Attachments:** [Letter of Request](#)

**24-1478** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application \(4B 24-02\) Submitted by The City of McKinney in the Amount of Three Million Six Hundred Seven Thousand Thirty and NO/100 Dollars \(\\$3,607,030.00\) for the Planning and Design of Eastside Airport Improvements at McKinney National Airport, 1508 Industrial](#)

[Blvd, McKinney, TX 75069.](#)

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

**24-1479**

[Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by City of McKinney Engineering Department \(4B24-03\) in an Amount of Up to Five Hundred Thousand and NO/100 Dollars \(\\$500,000.00\) for Eligible Improvements to Chestnut Elevated Storage Tank Including Structural Repairs, LED Lighting Improvements, and Site Improvements Including Landscape, Irrigation and Paving Repairs at 131 S. Chestnut Street in McKinney, Texas. This request represents 17% of the Total Project Cost.](#)

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

**24-1480**

[Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Notes Live, Inc. \(4B24-04\) in an Amount of Three Million and NO/Dollars \(\\$3,000,000.00\) for Infrastructure Costs Related to the Construction of Sunset Amphitheater McKinney, a 20,000 Seat Outdoor Covered Amphitheater Located on 46 Acres Owned by the McKinney Economic Development Corporation Located at the Northeast Corner of U.S. 5 and State Highway 121 in McKinney, Texas. Total Requested is 1% of the Total Project Cost.](#)

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

**24-1481**

[Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Heard Natural Science Museum and Wildlife Sanctuary \(4B24-05\) in an Amount of Up to One Hundred Forty-Three Thousand Eight Hundred Ten and NO/100 Dollars \(\\$143,810.00\) for Blackland Prairie Restoration to Include Trail and Prairie Maintenance Equipment, Deck Replacement at Science](#)

Resource Center, and Trail Washout Improvements at the Property Located at One Nature Place in McKinney, Texas. This request represents 100% of the Total Project Cost.

**Attachments:** Application Packet  
Presentation

**24-1482**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Parks Foundation (4B24-06) in an Amount of Up to Two Hundred Thirty-Three Thousand Four Hundred Ninety-Nine and NO/100 Dollars (\$233,499.00) for Construction of a Learning Garden Located at MCDC-Owned Property at 704 Greenville Road in McKinney, Texas. This request represents 49% of the Total Project Cost.

**Attachments:** Application Packet  
Presentation

**24-1483**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by LifePath Systems (4B24-07) in an Amount of Up to One Million and NO/100 Dollars (\$1,000,000.00) for Exterior Infrastructure Improvements Including Storm Drainage, Fire Protection, Electrical and Site Work at a New Facility Under Construction at 2295 Bloomdale Road in McKinney, Texas. This request represents 2% of the Total Project Cost and 20% of the Project Elements Included in this Grant Request.

**Attachments:** Application Packet  
Presentation

**24-1484**

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by SDC Throckmorton Villas, LP, a Development of Sphinx Development Corporation, a Division of The Sphinx Group, (4B24-08) in an Amount of Up to One Million Two Hundred Thousand and NO/100 Dollars (\$1,200,000.00) for Infrastructure Improvements Related to the Construction of 380 Villas, a New Multi-Family, Residential Development for Low Income

[Families Located at 1003 Throckmorton Street in McKinney, Texas. This request represents 2% of the Total Project Cost.](#)

**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

Project 4B23-11 Heritage Guild Request to Amend  
Project 4B24-02 City of McKinney, McKinney National Airport (TKI)  
Project 4B24-03 City of McKinney, Engineering Department  
Project 4B24-04 Notes Live  
Project 4B24-05 Heard Natural Science Museum  
Project 4B24-06 McKinney Parks Foundation  
Project 4B24-07 LifePath Systems  
Project 4B24-08 Sphinx Development Corporation  
Project 4B20-09 TUPPS Brewery and Entertainment Destination

## **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 April, 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: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>.*