



# McKinney Community Development Corporation Agenda

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Thursday, January 23, 2025

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 CITY BOARDS & COMMISSIONS MAY BE PRESENT. NO CITY COUNCIL, BOARD OR COMMISSION 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.*

- 25-2351**      [Minutes of the McKinney Community Development Corporation Meeting of December 19, 2024.](#)  
**Attachments:**    [Minutes](#)
- 24-2309**      [Minutes of the Joint City Council, McKinney Economic Development Corporation and McKinney Community Development Corporation Meeting of December 3, 2024](#)  
**Attachments:**    [Minutes](#)
- 25-2352**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 9, 2024.](#)  
**Attachments:**    [Minutes](#)
- 25-2353**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 11, 2024.](#)  
**Attachments:**    [Minutes](#)

**REPORTS**

- 25-2354**      [Financial Report](#)  
**Attachments:**    [FY24 Final Financial Statement \(Unaudited\)](#)
- 25-2355**      [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](#)
- 25-2356**      [President's Report](#)

- Attachments:** [Grants Awarded](#)  
[December Marketing Report](#)  
[Final Report - PC2413 Direction 613](#)  
[Final Report - PC2417 Rotary Parade of Lights](#)  
[Final Report - PC 2423 McKinney Public Library](#)

## REGULAR AGENDA ITEMS

**25-2357** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Texas Women Society \(PC 25-01\) in the Amount of \\$11,000.00 for the Advertising, Marketing and Promotion of the 2025 McKinney Asian Festival.](#)

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

**25-2358** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Odysseus Chamber Orchestra \(dba McKinney Philharmonic Orchestra\) \(PC 25-02\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of the 2025-2026 Concert Season Including a Minimum of Seven Performances.](#)

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

**25-2359** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Chamber of Commerce \(PC 25-03\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of the 2025 Día De Los Muertos Celebration.](#)

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

**25-2360** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by St. Peter's Episcopal Church \(PC 25-04\) in the Amount of \\$12,000.00 for the Advertising, Marketing and Promotion of the 2025 Empty Bowls Event.](#)

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

**25-2361** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by The Heritage Guild of Collin County \(PC 25-05\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of 2025 Events at Chestnut Square Including Farmers Market, Ghostly Hauntings, Trolley Tours, Village Tours, Educational Programming, and Exhibits.](#)

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

**25-2362** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Raining Grace, Inc. \(dba Texas Homegrown Music\) \(PC 25-06\) in the Amount of \\$10,500.00 for the Advertising, Marketing and Promotion of the 2025 Texas Music Festival and HippieFest, both in McKinney.](#)

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

**25-2363** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Collin County History Museum \(PC 25-07\) in the Amount of \\$11,500.00 for the Advertising, Marketing and Promotion of 2025 Events at the Museum.](#)

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

**25-2364** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Millhouse Foundation \(PC 25-08\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of the 2025 Millhouse Arts Festivals and Makers Market Events at McKinney Cotton Mill.](#)

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

**25-2365** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Sostenuto Choral Community of North Texas \(PC 25-09\) in the Amount of \\$1,325.00 for the Advertising, Marketing and Promotion of the 2025 Sostentuo Spring Concert.](#)

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

**25-2366** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by ManeGait Therapeutic Horsemanship \(PC 25-10\) in the Amount of \\$12,500.00 for the Advertising, Marketing and Promotion of the 2025 ManeGait LIVE Country Fair and Concert.](#)

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

**25-2367** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Public Library Foundation \(PC 25-11\) in the Amount of \\$7,000.00 for the Advertising, Marketing and Promotion of 2025 Fall Special Events.](#)

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

**25-2368** [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Marching Music Made in McKinney \(PC 25-12\) in the Amount of \\$5,600.00 for the Advertising, Marketing and Promotion of the 2025 Drum Corps International Competition at MISD Stadium and Drumline Battle at TUPPS.](#)

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

**25-2369**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by McKinney Main Street \(PC 25-13\) in the Amount of \\$13,000.00 for the Advertising, Marketing and Promotion of the 2025 Arts in Bloom Event.](#)

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

**25-2370**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by Sanchez Charities, LLC \(in collaboration with McKinney Interfaith Compassionate Service\) \(PC 25-14\) in the Amount of \\$10,550.00 for the Advertising, Marketing and Promotion of the 2025 Run for Hope: Walk in Unity at Towne Lake Park in McKinney.](#)

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

**25-2371**      [Consider/Discuss/Act on Promotional and Community Event Grant Application Submitted by SBG Hospitality \(PC 25-15\) in the Amount of \\$15,000.00 for the Advertising, Marketing and Promotion of the 2025 Sip and Stroll Series.](#)

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

**25-2372**      [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Hugs Cafe \(4B 25-01\) in the Amount of Nine Hundred Seventy Thousand and NO/100 Dollars \(\\$970,000.00\) for Infrastructure Costs Associated with the Construction of a New Hugs Headquarters to be Located at 803 Green Street, McKinney, Texas. Amount Represents 9.7% of Total Project Cost.](#)

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

**25-2373**      [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by the Collin County History Museum \(4B 25-02\) in the Amount of Thirty-One Thousand Four Hundred Seventy-Five and NO/100 Dollars](#)

(\$31,475.00) for the Purchase of Equipment and Materials to be Used for Collecting and Preserving Historic Artifacts for Exhibits, Shelving and Cases for Storage of Artifacts, Museum Exhibits, and Mobile Workstations. Amount Represents 100% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

25-2374

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by McKinney Parks Foundation (4B 25-03) in the Amount of Twenty Thousand and NO/100 Dollars (\$20,000.00) to Fund Purchase of a Polaris Sportsman ATV and a Bosski 1600 UT Trailer Accessory to Facilitate Trail Improvement Projects. Amount Requested Represents 100% of Total Project Cost.

**Attachments:** Application Packet  
Presentation

25-2375

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by ClubCorp NV XXVI, LLC (Invited Clubs) (4B 25-04) in an Amount of One Million Five Hundred Thousand and NO/100 Dollars (\$1,500,000.00) for Infrastructure and Site Improvements to Stabilize Erosion of the Creek at TPC Craig Ranch Located at 8000 Collin McKinney Parkway, McKinney, Texas.

**Attachments:** Application Packet  
Presentation

25-2376

Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Habitat for Humanity of Collin County (4B 25-05) in the Amount of Four Hundred Eleven Thousand Four Hundred Fifty-Five and NO/100 Dollars (\$411,455.00) to Support Construction of Ten Townhomes (Five Units with Two Townhomes Each) in the Cotton Groves Development Located on Kings Row in East McKinney.

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

**25-2377** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by The City of McKinney \(4B 25-06\) in the Amount of Thirty Million and NO/100 Dollars \(\\$30,000,000.00\) for the Construction of Eastside Airport Infrastructure and Passenger Terminal Elements Including Taxiways, Aprons, and other Airport Facilities, at McKinney National Airport, 1508 Industrial Blvd, McKinney, TX 75069.](#)

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

**25-2378** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Cannon Development Company Texas, LLC \(4B 25-07\) in an Amount of Four Million and NO/100 Dollars \(\\$4,000,000.00\) for Infrastructure Improvements to Land Located at the Northeast Intersection of State Highway 121 and Stacy Road in McKinney, Texas in Preparation for the Construction of Cannon Beach, a Mixed-Use Adventure Entertainment Destination.](#)

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

**25-2379** [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Heritage Guild of Collin County \(4B 25-08\) in the Amount of Twenty-Five Thousand Four Hundred Eighty-One and No/100 Dollars \(\\$25,481.00\) for Site Improvements to Correct Drainage Issues and to Secure the Foundation of the Dulaney Cottage at Chestnut Square Heritage Village, Located at 315 S. Chestnut in McKinney. Amount Requested Represents 63% of Total Project Cost.](#)

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



**25-2380**      [Consider/Discuss/Act on 2025 Quality of Life Award  
Nominations.](#)

**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 Hemispheres  
Venu/Notes Live  
Project 20-09 TUPPS Brewery & Entertainment Destination  
Project Mirage  
Craig Ranch Resort Hotel  
4B 25-01 Hugs  
4B 25-04 Invited  
4B 25-05 Habitat

**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 17 day of January, 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 [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>.*