CITY OF McKINNEY, TEXAS

Agenda

Reinvestment Zone Number One

Tuesday, October 20, 2026 | **5:15 PM** | **City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas 75069**

CALL TO ORDER

PUBLIC COMMENTS ON TIRZ1 AGENDA ITEMS

AGENDA ITEMS

26-1010 Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of July 21, 2026

Attachments: Minutes

26-1011 Consider/Discuss/Act on a Resolution Amending the Administration Policy and Guidelines for Tax Increment Reinvestment Zone Number One

Attachments: Proposed Resolution
TIRZ No. 1 Policy Redlines
TIRZ No. 1 Policy Clean
5-Year Balance Forecast
Presentation

26-1014 Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Happymix Creperie for the Environmental Remediation, Interior/Exterior Demolition, Historic Façade Restoration Improvements, and Critical Maintenance at 113 S Tennessee Street

Attachments: Resolution
Application
Letter of Intent
Supporting Documentation
5-Year Balance Forecast
Presentation

26-1013 Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Nir Sela for the Historic Façade Improvements at the 111 E Virginia Street

Attachments: Resolution
Application and Letter of Intent
Cost Estimate
5-Year Balance Forecast
Staff Presentation

26-1012 Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with Shorty's McKinney LLC for the Environmental Remediation, Fire Suppression, Historic Façade Restoration Improvements, and Critical Maintenance at 109 N Kentucky Street

Attachments: Resolution
Application
Letter of Intent
5-Year Balance Forecast
Presentation

26-1015 Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with SWHU Ying Wang, LLC for the Critical Maintenance and Historic Façade Improvements at 101 N McDonald

Attachments: Proposed Resolution
Application
Letter of Intent
Supporting Documentation
5-Year Balance Forecast
Staff Presentation

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 13, 2026.

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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. 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.