



Downtown Redevelopment RFQ Public Presentations

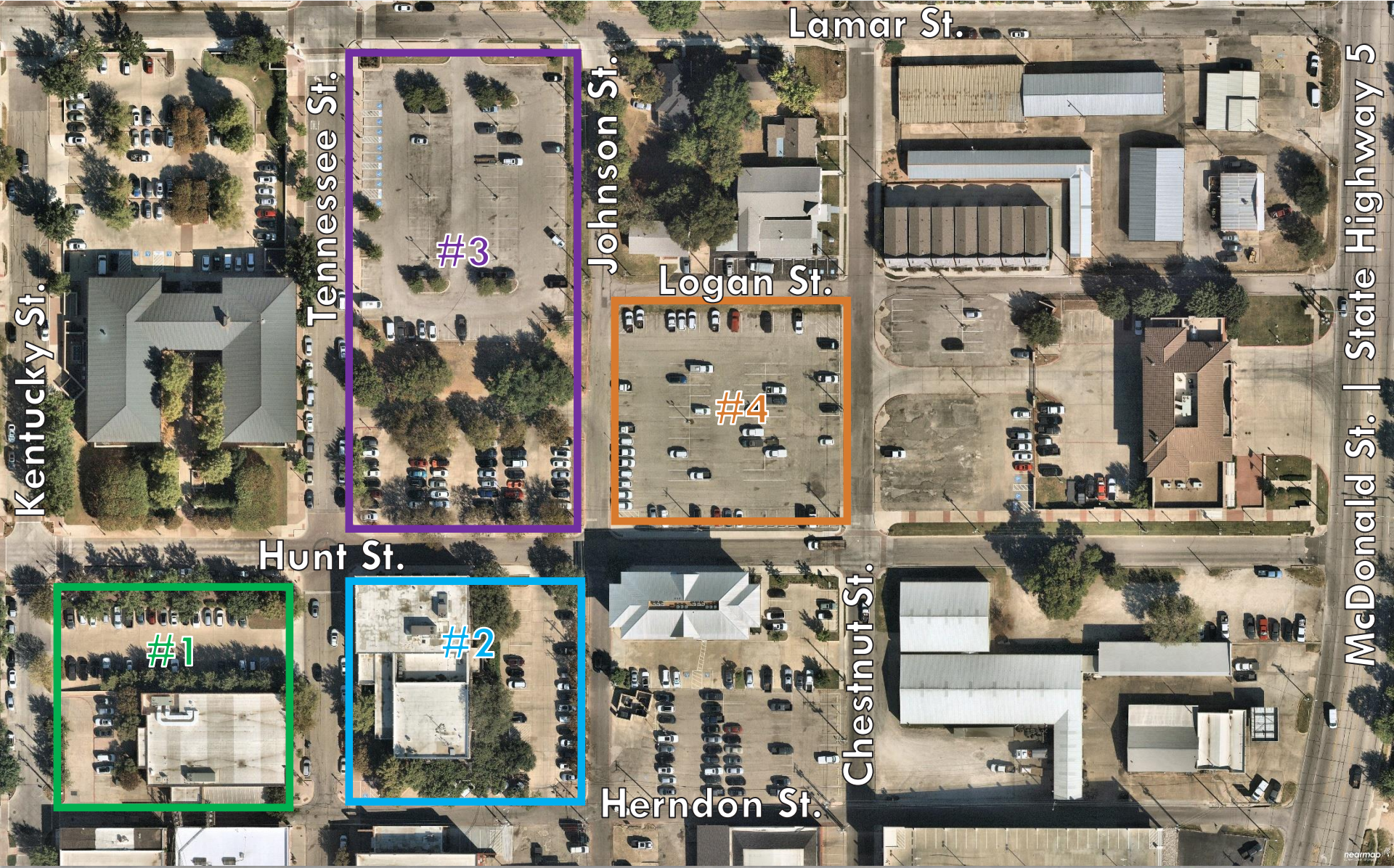
November 28, 2023



Overview

- **RFQ Process Update**
- **Introduce the Development Teams**
- **Tonight's Meeting Format**

City-Owned Properties: Approximately 4.75 Acres Total



Kentucky St.

Tennessee St.

Johnson St.

Lamar St.

Logan St.

Hunt St.

Herndon St.

Chestnut St.

McDonald St. | State Highway 5

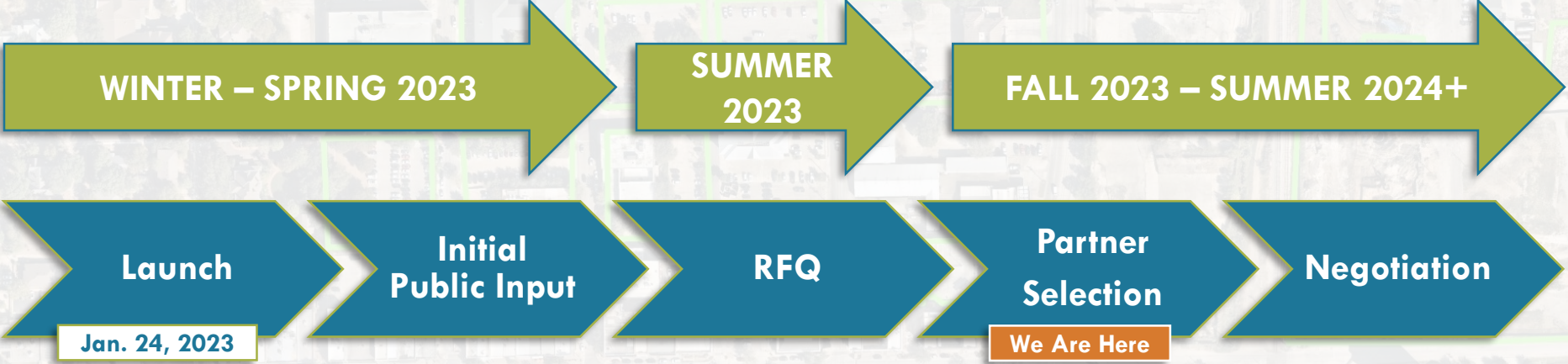
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Redevelopment Process: Request for Qualifications (RFQ)



- RFQ Initiative launched at City Council work session.

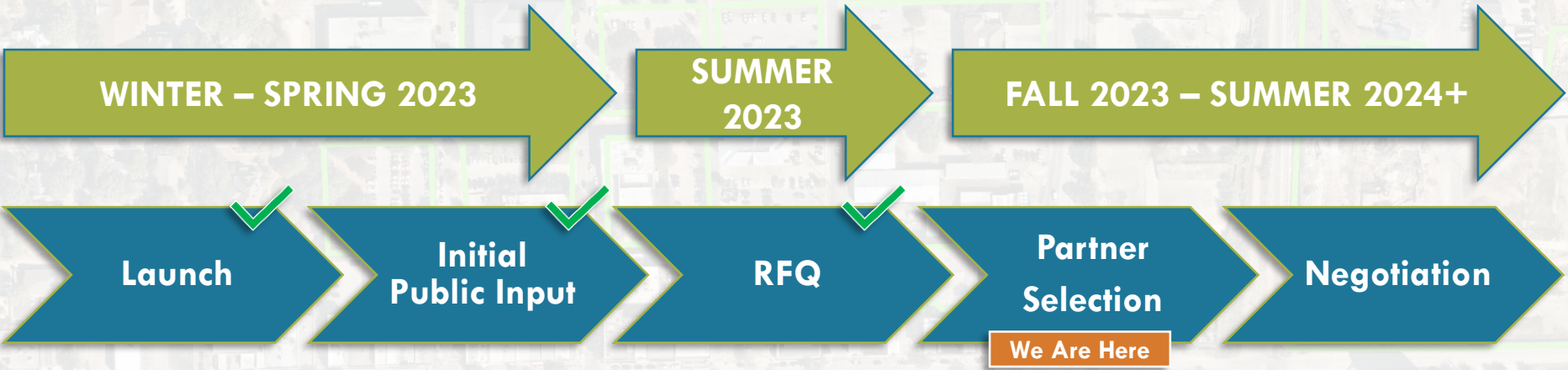
- What does the public think?
- HPAB, Main Street, Visit McKinney, Stakeholder Group, Town Hall, Online Survey.

- Draft a Request For Qualifications (RFQ).
- Conducted property appraisals.
- Conducted a market analysis.
- Advertise the RFQ.

- Interview RFQ respondents.
- Top teams identified.
- Top teams present to the City Council.
- Public meets top 3 teams.

- City Council selects preferred partner.
- Partnership negotiations begin.

Redevelopment Process: What has gotten us here?



- Council provided direction to pursue RFQ process at 1/24/23 work session.

- Appraisals and market study for the properties were conducted.
- Several presentations made to boards and public groups between 3/27/23 and 5/9/23.
- Online public input survey hosted.
- Town Hall meeting on 4/26/23.
- Public feedback shared with City Council at 5/23/23 work session.
- City Council chose to leave the RFQ open to all development types.

- A final version of the RFQ was routed to City Council for review 6/2/23.
- RFQ was issued on 6/18/23.

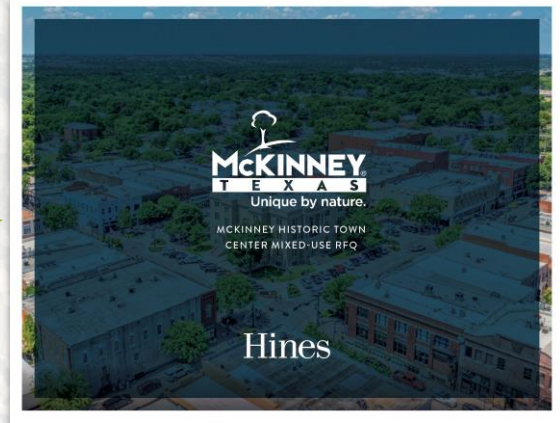
- 15 submissions were received when the RFQ submittal window closed on 8/17/23.
- Staff independently scored the submissions based on the published evaluation criteria.
- The top 5 scoring respondents were notified of upcoming interviews.
- 3 Council members appointed to interview panel on 9/19/23.
- Interviews were held on 9/28/23 and 9/29/23.
- Top 3 scoring respondents chosen to move forward.
- **Public presentations and “Meet & Greet” from top 3 teams on 11/28/23.**

- Council selects preferred partner.
- Partnership negotiations begin.

The Development Teams*

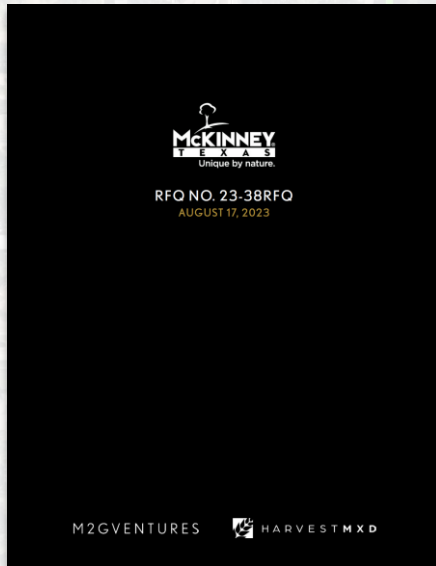
Hines Interest LP.

Dallas, TX



M2G Ventures, LLC.

Ft. Worth, TX



Nack Development, LLC.

Frisco, TX



NACK Development

Response to McKinney RFQ No. 23-38RFQ

**The development teams are listed in alphabetical order and in the order they will present.*

Meeting Format: Public Presentations* and “Meet & Greet”

Public Presentations* from the Development Teams

- Meeting begins at 5:30 pm.
- Up to 30-minute presentation followed by up to 15 minutes of City Council questions. (x3)
- Presentation order:
 - Hines Interest LP.
 - M2G Ventures, LLC.
 - Nack Development, LLC.

• Meeting ends at approximately 7:45 pm.

“Meet and Greet”

- The public may talk with and ask questions of the development teams.
- Th public is encouraged to complete an online survey sharing feedback about the teams.
- This portion of the event will conclude no later than 9:00 pm.

**The teams’ proposed preliminary development plans are conceptual in nature. All aspects of the plans may change based on feedback from the City Council, city staff, and the public.*

The public feedback survey may be accessed online at:
<https://forms.gle/JgBdq3RVj3PsvJbw5>

