

Downtown Redevelopment RFQ Public Presentations

November 28, 2023

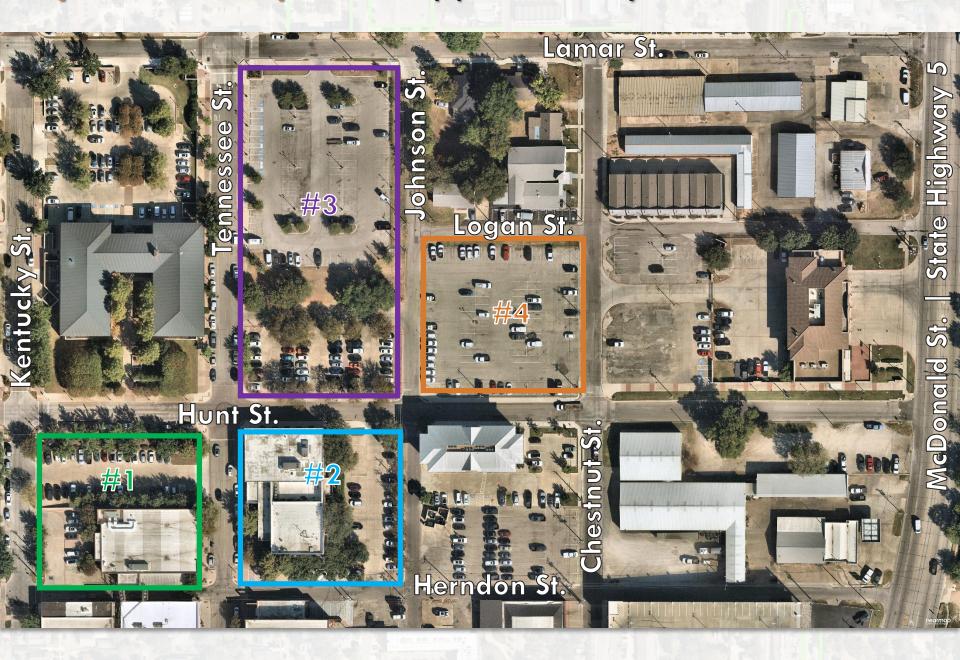


Overview

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



City-Owned Properties: Approximately 4.75 Acres Total



Redevelopment Process: Request for Qualifications (RFQ)

WINTER - SPRING 2023

SUMMER 2023

FALL 2023 - SUMMER 2024+

Launch

Initial **Public Input**

RFQ

Partner Selection

Negotiation

We Are Here

Jan. 24, 2023

- 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?

WINTER - SPRING 2023

SUMMER 2023

FALL 2023 - SUMMER 2024+

Launch

Initial
Public Input

RFQ

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We Are Here

Negotiation

- 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
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

