



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0865 **Name:** Amend Chapter 380- McKinney Knittery, 117 W Louisiana St  
**Type:** Resolution **Status:** Approved  
**In control:** Reinvestment Zone Number One  
**On agenda:** 10/4/2021 **Final action:** 10/4/2021  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Second Amendment to the Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with McKinney Knittery for the Façade Improvement Project at 117 W. Louisiana Street

### Indexes:

**Attachments:** 1. Resolution, 2. TIRZ Agreement, 3. First Amendment, 4. Extension Request Letter, 5. Proposed 2nd Amendment, 6. Presentation

Date	Ver.	Action By	Action	Result
10/4/2021	2	Reinvestment Zone Number One	Close the public hearing	Pass
10/4/2021	2	Reinvestment Zone Number One	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Second Amendment to the Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with McKinney Knittery for the Façade Improvement Project at 117 W. Louisiana Street

**MEETING DATE:** October 4, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Paula Jarrett Nasta, Historic Preservation & Downtown Development Planner  
Jennifer Arnold, AICP, Director of Planning

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
(5D: Promote reinvestment activities in McKinney's historic downtown that balance the historic character and current market needs)

### RECOMMENDED ACTION:

- Staff recommends approval of the amendment extending the deadline for the completion of the façade improvements to March 31, 2022 as outlined in the proposed agreement.

### ITEM SUMMARY:

- The proposed amendment to the Chapter 390 Economic Agreement with McKinney Knittery is to extend the deadline of the obligation to complete the façade improvements until March 31, 2022 (from September 30, 2021).
- Under the agreement approved by the TIRZ #1 Board on January 21, 2020, McKinney Knittery is to:

- Make façade improvements consisting of storefront restoration.
  - Receive a “green tag” inspection for the improvements by September 30, 2020.
  - It was amended in November of 2020 to extend to September 30, 2021.
- Under the proposed amendment, the specific obligations of McKinney Knittery to construct façade improvements are amended as follows: agreement approved by the TIRZ #1 Board on January 21, 2020, McKinney Knittery is to:
  - McKinney Knittery shall fund and complete the project on or before March 31, 2022 and shall receive a final “green tag” inspection for the Project at the historic building located at 117 W. Louisiana Street on or before that date.
- Except as specifically amended above, all terms and provisions of the original agreement will remain in full force and effect.

**BACKGROUND:**

- The TIRZ #1 Board approved a Chapter 380 Development and Project Plan Implementation Agreement with McKinney Knittery for façade improvements consisting of storefront restoration on January 21, 2020.
- The TIRZ #1 Board approved a first amendment to a Chapter 380 Development and Project Plan Implementation Agreement with McKinney Knittery for façade improvements consisting of storefront restoration on November 3, 2020.

**FINANCIAL IMPACT:**

- N/A