



McKinney Community Development Corporation Agenda

Thursday, August 27, 2026

8:00 AM

City Hall Council Chambers
401 E. Virginia Street
McKinney, Texas 75069

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 streamed live on through the City's website. Members of the public who wish to watch this meeting may watch the live stream online at:

<https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS Regarding Matters not on the Agenda

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.

INFORMATION SHARING

26-0806 [30 Years of MCDC: Community Partner Spotlight - District 121](#)

26-0807 [Update on McKinney Performing Arts Center \(Courthouse Theater\) Construction](#)

Attachments: [Presentation](#)

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.

26-0808 [Minutes of the McKinney Community Development Corporation Meeting of July 23, 2026.](#)

Attachments: [Minutes](#)

26-0809 [Minutes of the McKinney Community Development Corporation Strategic Planning Meeting of July 9, 2026.](#)

Attachments: [Minutes](#)

26-0810 [Minutes of the McKinney Community Development Promotional and Community Event Grant Subcommittee Meeting of July 13, 2026.](#)

Attachments: [Minutes](#)

26-0811 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 20, 2026.](#)

Attachments: [Minutes](#)

REPORTS

26-0812 [Financial Report](#)

Attachments: [June Financial Report](#)
 [June Transmittal Letter](#)
 [June Checks Issued](#)

26-0813 [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 Report](#)
[Parks Report](#)

26-0814

[President's Report](#)

Attachments: [Grants Awarded FY 26](#)
[Marketing Report](#)
[Final Report - 4B2501 Hugs Cafe Headquarters](#)
[Final Report - RI2504 380 Marketplace](#)
[Final Report - PC2606 Texas Homegrown Music](#)

REGULAR AGENDA ITEMS

26-0815

[Consider/Discuss/Act on a Project Grant Application Submitted by Heard Natural Science Museum and Wildlife Sanctuary \(4B26-11\) in an Amount of Seventy-Two Thousand One Hundred Two and 16/100 Dollars \(\\$72,102.16\) for the Installation of an Indoor Bug Abode Exhibit and Painting, and Restoration of Floor Murals at the Property Located at One Nature Place in McKinney, Texas. This request represents 37% of the Total Project Cost.](#)

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

26-0816

[Consider/Discuss/Act on a Project Grant Application Submitted by CommonGood Medical \(4B26-09\) in the Amount of Four Hundred Thousand Six Hundred Seventy-Seven and 25/100 Dollars \(\\$447,677.25\) for Infrastructure Including Parking, Walkways, ADA Improvements, Mechanical, Electrical, Plumbing, HVAC, and Design and Engineering Related to the Renovation of Property Located at 2750 Virginia Parkway and to Facilitate Expansion and Relocation of the CommonGood Medical](#)

Clinic. Amount Requested Represents 11% of Total Project Cost.

Attachments: Application Packet
Presentation

26-0817 Consider/Discuss/Act on a Request to Extend the Terms of Project 4B24-09 Awarded to the City of McKinney Parks and Recreation Department in the Amount of Five Million Five Hundred Thousand Dollars (\$5,500,000.00) for Erwin Park Improvements to January 31, 2028.

Attachments: Letter of Request

26-0818 Consider/Discuss/Act on a Request to Extend the Terms of Project 4B25-03 Awarded to McKinney Parks Foundation 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 to September 30, 2026.

Attachments: Letter of Request

26-0819 Consider/Discuss/Act on a Request to Extend the Term on Project 4B25-13, Awarded to McKinney Main Street in an Amount of \$80,000 for to Fabrication and Installation a Fifty-Foot Neon Monument Sign to September 30, 2027.

Attachments: Letter of Request

26-0820 Consider/Discuss/Act on a Resolution Authorizing the Issuance of "McKinney Community Development Corporation Sales Tax Revenue Refunding Bonds, Taxable Series 2026 (TIFIA)"; Pledging Certain "Pledged Revenues" of the Corporation, Including "Gross Sales Tax Revenues", to the Payment of the Principal of and Interest on the Bonds; Enacting Other Provisions Incident and Related to the Issuance, Payment, Security and Delivery of the Bonds, Including the Approval of a Paying Agent/Registrar Agreement; and a TIFIA Loan Agreement; Resolving Other Matters Incident and Related to the Issuance and Sale of the

[Bonds; and Providing an Effective Date.](#)

Attachments: [TIFIA Documents](#)

PUBLIC HEARINGS

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.

26-0821 [Conduct a Public Hearing and Consider/Discuss/Act on an Amendment to Project Grant 4B26-01 Awarded to Palladium McKinney Ranch, LTD, a Development of Palladium USA, in an Amount of Two Million Five Hundred Thousand and No/100 Dollars \(\\$2,500,000.00\) to Include Acquisition of Land.](#)

Attachments: [Letter of Request](#)
[Presentation](#)

26-0822 [Conduct a Public Hearing and Consider/Discuss/Act on a Project Grant Application Submitted by Harvest Seed Project Foundation \(4B26-09\) in the Amount of Seven Hundred Sixty-Four Thousand Nine Hundred Fifty-Three and NO/100 Dollars \(\\$764,953.00\), for Infrastructure Including Underground Utilities, Dirt Work, Irrigation, Sanitary, and Driveway/Parking Related to the Expansion and Relocation of McKinney Roots Farm to Gray Branch Park. Amount Requested Represents 33% of Total Project Cost.](#)

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

26-0823 [Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Shorty's McKinney, LLC \(RI 26-01\) in an Amount up to Twenty-Nine Thousand Six Hundred Forty-Four and NO/100 Dollars \(\\$29,644.00\) for Exterior Infrastructure Including Electrical, Plumbing and Site Improvements Necessary to Open a Restaurant Located at 109 N. Kentucky Street, McKinney, Texas. Request](#)

Represents 75% of the Total Project Cost for Exterior Infrastructure.

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

26-0824 [Conduct a Public Hearing and Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Hope Hardware Building, LP \(RI 26-02\) in an Amount up to Fifty Thousand and NO/100 Dollars \(\\$50,000.00\) for the Installation of a Grease Trap including Necessary Plumbing and Site Work at the Hope Hardware Building Located at 214 E. Louisiana Street, McKinney, Texas. Request Represents 75% of Total Project Cost for Exterior Infrastructure.](#)

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

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

A. Section 551.071 Pending or contemplated litigation

North Texas Conservation Association et al, Plaintiffs, v. McKinney Community Development Corporation et al, Defendants, 471st District Court, Collin County, Texas, Cause No. 471-01849-2026

B. Section 551.087. Deliberation Regarding Economic Development Matters

Project 20-09 TUPPS Brewery & Entertainment Destination
Project Hemispheres
Venu/Notes Live
Project 17-04 Craig Ranch Resort Hotel

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 21st of August 2026, 5:00 p.m.

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 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>.