

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Retail Development Infrastructure Grant Application**  
 Fiscal Year 2020

**2020 Retail Development Infrastructure Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: January 31, 2020	February 27, 2020	March 26, 2020
Cycle II: July 31, 2020	August 27, 2020	September 24, 2020

***Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule above. Contact us to discuss your plans for submitting an application prior to completing the form.***

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

McKinney Community Development Corporation  
 5900 S. Lake Forest Blvd., Suite 110  
 McKinney, TX 75070

Attn: Cindy Schneible ([cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org))

*If you are interested in preliminary Board of Directors review of your project proposal, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 972.547.7653 or emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org).*

**McKinney Community Development Corporation – Overview**

In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

## McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

### Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

## McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

## Retail Development Infrastructure Grant Program

The Retail Development Infrastructure Grant Program (RDIG) was created as a pilot program to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney.

For the purpose of this program “landmark retail” is defined as retail buildings within the historic downtown area with boundaries that coincide with the “Cultural District” designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

### Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements that **are exterior** to a property, necessary to promote or develop new or expanded business enterprises, and could include:

- Sewer
- Water
- Electric Utilities

- Gas Utilities
- Drainage

The maximum award for any single grant will be 50% of total cost of the infrastructure improvements proposed, up to a maximum of \$25,000. The total amount allocated for 2020 is \$120,000 (two cycles of \$60,000 each).

The amount requested, must be matched by the property owner or tenant. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.

The funds may be used for materials, construction, and licensed contractor fees. A minimum of two bids to complete the work must be submitted with the application to validate project costs.

### **General Guidelines**

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.
- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- Maximum Retail Development Infrastructure Grant amount is **\$25,000** (no more than 50% of total project cost) and requires an **equal match** from property/business owner.
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.

- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

**Process**

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- A minimum of two bids must be secured for the proposed work and be included with the application. (*A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*)
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.
- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

**APPLICANT INFORMATION**

Name: Ivan Ashton

Company: IDA Realty, LLC

Federal Tax I.D.: 45-5635677

Incorporation Date: 7-06-2012

Mailing Address: 213 East Louisiana

City McKinney

ST: TX

Zip: 75069

Phone: 972-333-4988

Fax:

Email: ivanashton@yahoo.com

Cell:

Website:



**Check One:**

- Corporation                       Partnership                      x  Sole Proprietorship  
 Governmental entity  
 Nonprofit – 501(c) Attach a copy of IRS Determination Letter  
 Other

**PROJECT INFORMATION:**

Project/Business Name: Bresnan Artisan Bakery

Location of Project: 110 West Virginia

Physical Address: 110 West Virginia

City: McKinney

ST: TX

Zip: 75069

Property Size: .04            acres

Collin CAD Property ID: 1096940

**PROPERTY OWNER INFORMATION** *(if different from Applicant info above):*

Name:

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

**DETAILED PROJECT INFORMATION:**

Proposed Use (retail, restaurant): restaurant/bakery

Estimated Date of Project Completion: October 2020

Days/Hours of Business Operation: 7/6am-8pm

Estimated Annual Taxable Sales:

Current Appraised Value of Property: \$726,257

Estimated Appraised Value (*Post-Improvement*): \$800,000

Estimated Construction Cost for Entire Project: \$55,000

**DETAILED PROJECT INFORMATION - continued:**

Total Estimated Cost for Exterior Infrastructure Improvements: \$55,000

Total Grant Amount Requested: \$25,000

Confirm Funds Available and Source for Match - Amount: \$30,000 Source: personal funds

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney Community Support Grant, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested:

Bids for the proposed improvements are attached:  Yes

**Has a request for grant funding been submitted to MCDC in the past?**

Yes

No

**Date(s):**

**Additional Information – please attach the following**

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)

**Acknowledgements**

***If funding is approved by the MCDC board of directors, Applicant assures:***

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the infrastructure improvement Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.

- Applicant will comply with the Retail Development Infrastructure Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from a Retail Development Infrastructure Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

**[The Remainder of this Page Intentionally Left Blank]**



BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

**Applicant's Signature**



Signature

Ivan Ashton  
Printed Name

Date 7-31-2020

**Property Owner's Signature**



Signature

Ivan Ashton  
Printed Name

Date 7-31-2020

**INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.**

**A FINAL REPORT IS TO BE PROVIDED TO MCDL WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.**

**PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.**



**McKinney COMMUNITY DEVELOPMENT CORPORATION**

**Retail Development Infrastructure Grant**

**Final Report**

**Applicant: IDA Realty, LLC**

**Property Owner: Ida Realty, LLC**

**Funding Amount: \$55,000**

**Project: Bresnan Artisan Bakery**

**Start Date: 8/15/2020**

**Completion Date: 9/15/2020**

**Location of Project: 110 West Virginia**

**Please include the following in your report:**

- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Photographs – pre and post-improvements

**Please submit Final Report no later than 30 days following the completion of the Retail Development Infrastructure Project to:**

McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

Attn: Cindy Schneible  
[cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)

557 Fisher Dr.  
Allen, TX 75002



972-743-8890

SUBMITTED TO:		DATE: 7-31-2020
NAME: JUAN ASHTON	JOB NAME: 110 VIRGINIA MCKINNEY TEXAS	
CITY:	972-333-4988	
		RENTAL PROPERTY

Specifications and estimates for: THE INSTALLATION OF A NEW WATER SERVICE FOR THE 2ND FLOOR OF THE BUILDING, IN ORDER TO SEPARATE THE UPSTAIRS FROM THE DOWNSTAIRS RENTED SPACES. THE NEW LINE WILL BE INSTALLED FROM THE BACK OF THE BUILDING AT MOTOR LOCATION AND RUN ALONG THE WALL (JUST LIKE THE EXISTING LINE), THEN UP AND ABOVE THE CEILING OF THE 1ST FLOOR BUT BELOW THE 2ND FLOOR, WHERE IT WILL CONNECT TO EXISTING PIPING THAT SERVES THE 2ND FLOOR.

All work shall be PERMITTED AND INSPECTED BY THE CITY OF MCKINNEY BUILDING INSPECTION DEPT. AND APPROVED BY THEM. All work to be completed in a timely manner, and at a cost not to exceed \$3,500, to be PAID UPON COMPLETION. NOTE: ANY NEW MOTORS TO BE FURNISHED BY OWNER OR THE CITY. NOTE: ANY WORK NOT STATED SHALL BE AT AN EXTRA COST AND AGREED UPON BEFORE WORK IS DONE.

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the sum of THREE THOUSAND FIVE HUNDRED dollars (\$ 3,500<sup>00</sup>) with payment to be made as follows

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature: [Signature]  
NOTE: This proposal may be withdrawn by us if not accepted within 30 days

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: \_\_\_\_\_ Signature \_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_



PROPOSAL  
Bill's Quality Electric, LLC  
4100 Eldorado Pkwy  
Suite 100-#313  
McKinney, TX 75070  
[972.529.8995](tel:972.529.8995)  
TECL#23426

Physical Address:  
4917 Highlands Dr  
McKinney, TX 75070

[www.tdlr.texas.gov](http://www.tdlr.texas.gov)  
REGULATED BY TX Dept.  
of Licensing and Regulation  
P.O. Box 12157, Austin, TX 78741  
800.803.9202 512.463.6599

Date: August 1, 2020

Customer: Ivan Ashton  
email: [ivanashton@yahoo.com](mailto:ivanashton@yahoo.com)

Ref: Job at 110 W Virginia St, McKinney TX 75069

We propose to:

1. Install 2 new 200 amp, single phase, 240 volt overhead services. Remove existing services which are in separate locations on building. The new 200 amp service will be located on North end of building. Re-feed existing 200 amp main breaker panel for 1st floor retail area.

Service for 1st floor: \$5,000 plus tax

2. Replace and re-feed 2nd floor 200 amp main lug only panel board with 200 amp, 42 circuit main breaker panel board.

Service for 2nd floor: \$7,500 plus tax

Subtotal: \$12,500

Tax: \$1,031.25

Total Amount Proposed: \$13,531.25

Note: All material, new; all wiring, copper; EMT conduit

Jack Rasnic Plumbing  
557 Fisher Drive  
Allen Tx. 75002  
972-743-6890  
M - 16924

# Proposal

TEXAS STATE BOARD  
OF PLUMBING EXAMINERS  
929 EAST 41st ST. (ZIP 78751)  
P.O. BOX 4200, AUSTIN, TX 78765  
(512)

SUBMITTED TO:	DATE: 7-30-2020
NAME: IVAN ASHTON	JOB NAME:
CITY:	110 VIRGINIA MCKINNEY, TEXAS 75069
912-333-4988	

Specifications and estimates for: INSTALLING A NEW WATER LINE (3/4" PEX)  
FOR THE UPSTAIRS PLUMBING. WATER LINE SHALL HAVE A METER  
INSTALLED IN BACK OF THE BUILDING (INSIDE) SO IT CAN BE READ  
BY THE OWNER, AND NOT CONNECTED TO THE 1<sup>ST</sup> FLOOR IN ANY  
MANNER. LINE TO BE INSTALLED ALONG WALL STRAPPED ABOVE  
EXISTING LINE FOR 1<sup>ST</sup> FLOOR. ALL WORK SHALL BE COMPLETED  
IN A TIMELY MANNER, AND PERMITTED, INSPECTED BY ALL  
LOCAL AUTHORITIES. WORK SHALL NOT EXCEED A COST OF  
\$22,300 TO BE PAID UPON COMPLETION.  
  
PRICE INCLUDES ALL MATERIALS AND LABOR.

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the sum of:  
TWENTY TWO THOUSAND THREE HUNDRED dollars (\$ 22,300 ) with payment to be made as follows:  
TO BE PAID UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature: Jack Rasnic  
NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: \_\_\_\_\_ Signature \_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_

Proforma for  
New Business

<b>IDA REALTY LLC</b>		
<b>PROFIT (LOSS) UNAUDITED</b>		
<b>110 W. VIRGINIA, MCKINNEY</b>		
	<b>2018</b>	<b>2019</b>
<b><u>RENTAL INCOME</u></b>		
First Floor	<b>49,120</b>	<b>49,120</b>
Second Floor	<b>18,000</b>	<b>18,000</b>
<b>GROSS REVENUE</b>	<b><u>67,120</u></b>	<b><u>67,120</u></b>
<b><u>EXPENSES AND ALLOCATIONS</u></b>		
Advertising	<b>800</b>	<b>750</b>
Auto and travel	<b>3,506</b>	<b>2,895</b>
Cleaning and maintenance	<b>3,834</b>	<b>4,123</b>
Commissions	<b>2,350</b>	<b>2,350</b>
Insurance	<b>3,510</b>	<b>3,720</b>
Legal and other professional fees	<b>2,398</b>	<b>2,756</b>
Interest	<b>960</b>	<b>945</b>
Repairs	<b>3,649</b>	<b>4,280</b>
Taxes	<b>13,255</b>	<b>14,785</b>
Utilities	<b>2,118</b>	<b>2,350</b>
Wages and salaries		
Depreciation	<b>9,990</b>	<b>9,990</b>
Contract Labor	<b>3,421</b>	<b>2,854</b>
Landscape	<b>650</b>	<b>720</b>
Miscellaneous	<b>1,350</b>	<b>1,824</b>
<b>Total Operating Expense</b>	<b><u>51,791</u></b>	<b><u>54,342</u></b>
<b>NET INCOME (LOSS) UNAUDITED</b>	<b><u>15,329</u></b>	<b><u>12,778</u></b>