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Letter of Intent

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407 E. Louisiana St.
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The Mill at East McKinney (Flour Mill) is a mixed use property consisting of office space and event venues. The façade improvements will update the appearance and functionality of the **407/415 E. Louisiana St.** office and event space increasing use of the property.

Anticipated benefit to the City for example is a typical event brings 150 people to the property and many of them are out of town guests. They stay in hotels and eat at restaurants, put gas in their cars, and shop in retail stores. 100 events per year would equal 15,000 potential customers per year for McKinney.

One of our current tenants moved to our building from Allen with 5 employees. Another tenant moved from Plano with 2 employees. If our building façade is improved we could attract more businesses from outside McKinney.

The reimbursement being requested is \$25,000 for façade improvements to the following:

- Resurface concrete dock on east side of 415 building (4 story building). Includes removing and re-installing air conditioner condensers currently on the dock. **\$6,000**
- Install metal railing around same concrete dock on east side of 415 building for safety. **\$5,000**
- Install iron and glass doors at two main entrances to 407 building on south and west side of building to increase natural light inside the building main hallways. **\$4,000**
- Replace exterior wood stairs with concrete stair on southeast corner of 415 building and replace concrete landing/sidewalk. Remove debris under dock/stairs. **\$9,000**
- Move existing wood door from south side entrance to 2nd east side dock entrance for life-safety functionality and consistent outside appearance. **\$1,000**
- **Total: \$25,000**; These costs are approximations.