

Project Grant Application

Name	Kim Sanchez
Federal Tax I.D.	825320214
Incorporation Date	05-08-2018
Mailing Address	210 Adriatic Parkway, Suite 200, McKinney, Texas, 75072
Phone Number	(469) 424-5900
Email	kim.sanchez@thesanchezgroup.biz
Website	https://www.thesanchezgroup.biz/philanthropy

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

Sanchez Charities, LLC, is the philanthropic arm of the Sanchez Group, a community development company founded in 2005 by Kim and Martin Sanchez. The "Mission" of Sanchez Charities, LLC, is to leverage the business relationships and skills (internally and externally) that have been developed over twenty years and concentrate the resources of those relationships to improve the lives of Texas residents where specific needs are identified.

As a community development firm, The Sanchez Advisory Group (TSAG) is the culmination and evolution of years of effort in the city planning, land development, and real estate industry. Kim D. Sanchez, P.E. (KDS), and J. Martin Sanchez, AICP (JMS) were previously employed by a "Fortune 500" national consulting firm. KDS has a Bachelor of Engineering degree from the University of Texas and is licensed to practice civil engineering in several states. KDS has worked for several large land development consulting firms and managed a \$5 million per year practice at Kimley-Horn and Associates, Inc. JMS has Bachelor's degrees in Economics, Philosophy, and Spanish (1992) from Texas A&M University. JMS also obtained his Master of Urban Planning (1995) from Texas A&M University. JMS has worked for the State of Texas in Community and Economic Development under two different Governors; City of Plano; City of McKinney; and countless EDC's, CDC's, Counties, etc., across Texas. At Kimley-Horn and Associates, Inc., JMS led a multi-disciplinary practice of nearly \$10 million per year with practicing teams in Frisco, Dallas, San Antonio, Austin, and El Paso, Texas.

The overall corporate structure of "The Sanchez Advisory

Group” (TSAG) has included a philanthropic focus from the inception. KDS has extensive experience in not-for-profit endeavors, including The Center for Non-Profit Management, Collin County Children’s Advocacy Center, Junior League of El Paso and of Plano, Holy Family School, and others. As an urban planner, JMS has focused on affordable housing, community development at the grassroots level, fundraising for not-for-profits, and facilitation and promotion of health and human services throughout the state of Texas. TSAG’s core principles have included a focus on charitable giving and philanthropy from the onset in 2005. In 2018, Sanchez Charities, LLC was established to streamline and focus the firm’s corporate efforts into an operational enterprise.

As a formal entity, Sanchez Charities, LLC has 3 key objectives:

****Community Development****

- Financially supporting local non-profit and other civil organizations
- Participate in leadership roles (Boards of Directors)
- Pro-bono land development consulting for non-profits
- Facilitate corporate relationships with local non-profits
- Increasing awareness for local non-profit organizations and their needs
- Coordinate relationships and services between non-profit organizations providing health and human resources
- Support attainable housing alternatives for low-income and workforce sectors
- Support and create social programs for special populations

****Reduce Hunger****

- Establish an anonymous vehicle for the distribution of food staples throughout communities
- Raise awareness about hunger, its impacts on society and family, and how community involvement can change current situations.
- Partner with other agencies that focus on “hunger” in order to enhance the overall cumulative impact of the various agencies involved.

- Raise money and other in-kind donations as needed for critical programs and projects.

****Community Enhancement****

- Financial support for educational programs
- Support of local government and spiritual organizational programs and needs
- Support public art as an integral part of the built environment
- Collaborate, where possible, with other organizations to advance the preservation of cultural assets.
- Raise money and other in-kind donations as needed for the advancement of public-private projects to enhance cultural assets in communities.

****Below is a listing of Local Organizations that Sanchez Charities has Supported:****

- One Heart McKinney: Advisory Council Member
- McKinney Chamber of Commerce: Board Members
- Franklin County Chamber of Commerce: Board Member
- Collin County Homeless Coalition: Board Member
- Collin County Children's Advocacy Center: Volunteer
- Tiny Pocket Community: pro bono land development assistance
- Above All Things: pro bono land development assistance
- Dawoodi Borha Community: pro bono land development assistance
- Centro Cristiano Vida Abundante Church: pro bono land development assistance
- Community Garden Kitchen: pro bono land development assistance
- St. Andrew's Episcopal Church: pro bono land development assistance
- McKinney Community Food Bank: pro bono land development assistance

- Junior League – El Paso, Collin County: Board Member / Volunteer
- Rape Crisis Center (Plano): Volunteer
- Habitat for Humanities: Board Member / pro bono dev assistance
- North Texas Food Bank: Development Consultant for Expansion
- Love Life: Fundraising / donations to org: Over \$5,000
- Cornerstone Ranch: Fundraising / donations to org: Over \$1,500
- City Church: Fundraising / donations to org: Over \$5,000
- Grace to Change: Fundraising / donations to org: Over \$5,000
- Dia De Los Muertos (Board Member): Fundraising / donations to org: Over \$20,000
- Empty Bowls: Collaboration to Fight Food Insecurity
- Hugs Café: Provide Lease at below market rates for Hugs Café; Fundraising and donations to org: over \$50,000
- Holy Family School: Believe Race; Pancakes with Santa at FUMC; Board Member; Weekend Food Bags for CCS Toddlers; Fundraising and donations to org: Over \$25,000
- Community Lifeline Center: Provide Lease at below market rates during COVID for 3 years; Fundraising and donations to org: Over \$70,000 in cash and subsidies
- My Friend Jack's House: Provide Lease at below market rates
- Radiant Life Church (The Garden): Provide Lease at below market rates
- Revive Church: Provide Lease at below market rates
- Hidden Springs of McKinney Senior Living: Sr Residents Knitting Program
- City and MISD Support: City of McKinney: Stormwater Ordinance Committee; Development Committee; Downtown Redevelopment Committee; MISD: Redistricting Committee; Provide Emergency Food Bags

- McKinney Housing Authority: Development Consultant for Merritt, Newsome, Lloyd Owens, Cockrel, Millenium, Post Oak

****Youth, Education, Arts****

- Junior World Affair Council, IIANT
- YMCA: Youth and Government Program
- Youth Leadership: St. Andrew's Church
- Youth Leadership: First United Methodist Church
- McKinney Arts Commission: McKinney Blooms, Art Wall at Chestnut Parking Garage; Butterfly Project, Chestnut Parking Garage
- McKinney Mexican Cemetery Rehab: Lead Agency supporting Jason Hernandez

Sanchez Charities also includes programs called the McKinney Little Free Pantry (2016). The mission of this program is: McKinney Little Free Pantry serves as a vehicle to share the overwhelming abundance in Collin County with those in need in our community. The pantry wants to provide non-perishable food, toiletries, and basic life necessities with respect, love, and dignity for shoppers and donors alike. This assistance is available 24 hours a day, 7 days a week with no rules or regulations as to who receives the assistance. It is the intention that when people receive food for their physical hunger, they also receive generous portions of kindness and grace to feed their spiritual and emotional hunger as well. Some of the key things to know about this program are:

McKinney Little Free Pantry

- Thirteen (13) McKinney Pantries (1 pet pantry)
- Distribute over 120 Tons of Food a Year
- Distribute Non-Weighted Bread, Produce, Farm Fresh Eggs
- Distribute Basic Needs Toiletries (non weighted)
- Distribute School Supplies and Back Packs (non weighted)
- Distribute Winter Items – Hats, Gloves, Scarves, Coats (non weighted)
- Distribute Basic Pet Food and Care (non weighted)

- Thanksgiving and Christmas Family Adoptions
- Provide food and basic needs toiletries for Samaritan Inn Transitioned Housing residents
- Select pantries located at: Trinity Presbyterian Church; Holy Family Church; St Peter's Episcopal Church; St Andrew's Episcopal Church; 1st Presbyterian Church; Renovacion Iglesia del Nazareno; St. Gabriel's Catholic Church; McKinney Masonic Temple

Collaborative Organizations Supporting MLFP food programs

- McKinney Roots: Provides fresh eggs and produce for distribution
- Baby Booties Diaper Bank: Provides diapers and feminine hygiene products
- Minnie's Food Bank (Plano): Provides food for distribution in McKinney
- LoveLife: Foodstock
- First Baptist Church
- Iglesia del Nazareno Renovacion
- Community Lifeline Center
- McKinney Community Food Bank

Organizations Providing Support for MLFP Food Programs

- State Farm (various agencies)
- Valliance Bank
- Cadence Bank
- First United Bank
- DREES Homes
- McKinney Landfill
- Reeps HVAC
- City Park

In many regards, the "McKinney NeighborHub" is the culmination of the work that Sanchez Charities, LLC has done

over the past twenty (20) years. Sanchez Charities, LLC's efforts to foster relationships, raise funds for community events and other non-profits, and overall community development work are summarized below.

Sanchez Charities, LLC, and the McKinney NeighborHub's Center primary goal is not to create new programs but to efficiently bring existing service providers together to address gaps and overlaps in services. By streamlining the process for individuals seeking services, we aim to ensure effective and immediate support, fostering resilience and empowerment within the community. Our collaborative services offered by our core

Organization Type Nonprofit - 501(c) (Attach a copy of IRS Determination Letter)

IRS Determination Letter for 501(c)3 [25_501c3 \(1\)_8946.pdf](#)

Name Kim Sanchez

Title Founder and Board President

Mailing Address 210 Adriatic Parkway , Suite 200, McKinney, Texas, 75072

Phone Number (469) 424-5900

Email Address kim.sanchez@thesanchezgroup.biz

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Title Founder and Board President

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Email Address kim.sanchez@thesanchezgroup.biz

Are you the property owner? Yes

Name Kim Sanchez

Company	Sanchez Charities, LLC
Mailing Address	210 Adriatic Parkway, Suite 200, McKinney, Texas, 75072
Phone Number	(469) 424-5900
Email Address	kim.sanchez@thesanchezgroup.biz
Letter of Support for Project from Property Owner	Support Documents.pdf
Funding - Total Amount Requested	\$517,192
Are matching funds available?	Yes
Matching Funds Available	\$925,000
Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?	No
Have you received or will funding be requested from other organizations / foundations for this project?	Yes
Provide name of organization / foundation funding source and amount.	Sanchez Charities, LLC is actively pursuing several key funding sources to support the development of the McKinney NeighborHub. We have submitted a grant application to Mueller Inc. for a 4,000 sq ft steel facility. Additionally, we plan to submit the Texas Health Community Impact Collin Region Grant in Q3 2024 to support our health-related community initiatives further. Furthermore, organizations such as the Credit Union of Texas, Communities Foundation of Texas, and United Way of Metropolitan Dallas have contacted Sanchez Charities, LLC to invite us to apply for their grants. These funding opportunities are critical to ensuring the successful realization of the NeighborHub, providing a centralized hub for comprehensive community services.

Has a request for grant funding been submitted to MCDC in the past five years? Yes

Please list.

Sanchez Charities has submitted grant funding requests to MCDC in the past five years. We applied for the Mexican Cemetery project, which was awarded but ultimately not implemented. Additionally, we submitted an initial application for the Mustard Seed project, which has since evolved into the McKinney NeighborHub Center. Furthermore, Sanchez Charities, LLC has supported other MCDC applications, such as the Tiny Pocket Community project.

Board of Directors

Sanchez Charities, LLC is supported by a professionally diverse advisory board that is crucial in guiding the organization's strategic direction and governance. Our board members bring expertise from various sectors, including business, law, finance, and the non-profit sector, ensuring a well-rounded perspective on all decisions.

1. Kim D. Sanchez: Founder and Board President of Sanchez Charities. Kim's visionary leadership and commitment to community service drives the organization's mission and objectives.
2. Le 'Talia Barnes: Grant Management Specialist. Le 'Talia's expertise in grant management ensures that we effectively secure and utilize grant funding to support our programs and services.
3. Rosie Cano: Senior Vice President, Operations Group Manager at Citi Financial. Rosie brings extensive experience in financial operations and management, providing valuable insights into our organization's economic health and sustainability.
4. Laura Lewis: Attorney at Laura Canada Lewis – Canada Lewis & Associates. Laura's legal expertise helps navigate the complex legal landscape, ensuring compliance and robust legal frameworks for our operations.
5. J. Martin Sanchez (Ex-Officio): CEO of The Sanchez Advisory Group. Martin provides leadership and strategic direction, leveraging his extensive experience in land development and asset management.
6. Darius Fudge: CEO and Managing Partner at Wealth Integrity Network Solutions. Darius's financial management and strategic planning background enhances our ability to secure and manage funding effectively.

Our board members' diverse backgrounds and skills are vital to our success, providing strategic guidance, robust governance, and expert advice. Their collective experience ensures that Sanchez Charities, LLC remains effective, compliant, and focused on our mission to improve the lives of

Texas residents. The legal entity that owns the subject property is Sanchez Charities, LLC. It is anticipated that the Sanchez Charities, LLC will “do business as” (d.b.a.) “NeighborHub” until such time that a separate entity is formed and a long-term Board of Directors is established. Additionally, Sanchez Charities, LLC’s goal will be to establish and monitor the financial metrics of the NH project until it has transitioned into an independent program and entity. The goal for Sanchez Charities, LLC is to allow the NH to be an independent organization which is run by the a separate body in the future. In order for this to happen, the center must first be constructed, the NH operations must be established, and a long-term financial plan must be implemented.

Board of Directors
Attachment

[Board Resumes.pdf](#)

Leadership Staff

Kim Sanchez: Founder and President of the Board Kim Sanchez is the visionary leader behind Sanchez Charities. As the founder and President of the Board, Kim brings a profound dedication to improving community services. Her extensive experience in land development and philanthropy and her passion for making a difference drives the organization's mission forward. Kim's leadership ensures that Sanchez Charities remains focused on enhancing the quality of life for Texas residents through strategic partnerships and comprehensive service delivery.

Executive Director Sanchez Charities, LLC anticipates hiring an Executive Director for the McKinney NeighborHub Center. They will oversee the organization's day-to-day operations and ensure that all programs are effectively implemented and align with the board's strategic goals.

Leadership Staff
Attachment

[Kim D Sanchez 1 Page 2024 \(3\).pdf](#)

Project / Business Name McKinney NeighborHub Center

Location of Project McKinney, TX

Physical Address 1820 W. White Ave, McKinney, Texas, 75069

Property Size (in acres) 0.62

Collin CAD Property ID 2834395

What kind of project is proposed? (Check all that apply.) New project

Estimated Date of Project Start Date 09/15/2024

Estimated Date of Project Completion Date 09/15/2025

Project Details and Proposed Use

The McKinney NeighborHub campus is designed to fulfill a vision of providing comprehensive community support through strategically planned facilities. Our land plan and space plan anticipate three buildings, collectively encompassing 9,000 to 10,000 square feet.

The subject property, located at 1820 White Street, McKinney, TX 75069, spans 0.62 acres. It is located approximately 1,000 feet east of Redbud Boulevard and 700 feet west of North Graves Street. The property lies directly west of the McKinney Central Church of Christ and east of a multifamily development under construction, the Merano. To the south, it is adjacent to the Al Alford Baseball Field, and it is well-connected to major highways, roughly 1,900 feet from US 75 and 2,200 feet from US Highway 380. This prime location ensures easy access and high visibility for the community.

Building Specifications:

- Building 1: Approximately 2,000 square feet.
- Building 2: Approximately 3,000 square feet.
- Building 3: Approximately 4,000 square feet.

Buildings 2 and 3 will be designed to work together, forming a larger L-shaped structure. Building 3, in particular, will be equipped with at least one roll-up warehouse door to facilitate the receipt and distribution of pallets of food from the North Texas Food Bank. The height of Building 3 is also a critical consideration, as taller structures will allow for more efficient food storage, maximizing the capacity and utility of the space.

Proposed Use:

The McKinney NeighborHub Center is intended to serve as a central hub for various community services, addressing significant gaps and overlaps in current service provisions. The three buildings will host a range of services our core partners provide, including Hope Restored Missions (intensive case management, financial literacy, job readiness programs, and access to technology via a resource area for internet access. They offer critical document services, including mail and ID cards, alongside referrals for mental health support

and comprehensive housing solutions), Community Lifeline Center (rental and utility assistance and will operate a satellite food pantry), Streetside Showers (personal hygiene by providing showers, laundry, socks, underwear, and hygiene kits), and Emmanuel Labor (relational ministry and one-on-one mentorship).

The integrated service model at the McKinney NeighborHub Center will streamline assistance, making it easier for individuals to access multiple forms of support in one location. This consolidation improves operational efficiency and enhances the client experience by reducing the need to navigate various service providers scattered across different locations.

Community Impact

The McKinney NeighborHub will significantly contribute to the community's well-being by providing essential services in a centralized, accessible location. The campus will foster collaboration among service providers, ensuring that the community's needs are met comprehensively and effectively. By addressing immediate needs such as food security, rental assistance, utility assistance, identification cards, mail banking and personal hygiene and offering long-term support through case management and job readiness programs, the NeighborHub will empower individuals to overcome socio-economic challenges and achieve greater stability and self-sufficiency.

Days / Hours of Business Operation The McKinney NeighborHub Center will be open Monday through Friday from 9:00 AM to 5:00 PM, providing consistent access to essential services throughout the workweek. In addition, the center will offer flexible hours on Saturdays tailored to program schedules and community needs.

What is the total cost for this Project? \$3,201,692

What percentage of Project funding will be provided by the applicant? 83

Are matching funds available? Yes

Cash Matching Funds

Amount	Source	Percent of Total
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\$40,000	Sanchez Charities, LLC	1%
\$200,000	Private land development matching funds	6%

In-Kind Matching Funds

Amount	Source	Percent of Total
\$500,000	Land Donation	16%
\$350,000	Soft Costs	11%
\$75,000	Detention Pond	2%

Other Funding Sources

Sanchez Charities, LLC is actively seeking additional funding to support the development of the McKinney NeighborHub. In addition to the significant in-kind contributions and property purchase already secured, we are applying for several grants to further bolster our financial foundation. These include: Texas Health Community Impact Collin Region Grant, MCDC Grant, Mueller Building Grant, Communities Foundation of Texas, Credit Union of Texas, United Way of Metropolitan Dallas.

Additional Grant Opportunities - We continue to explore other grant opportunities from various sources, including corporate sponsors, financial institutions, community organizations, and multiple Fortune 500 companies, to ensure a robust and diversified funding stream for the project.

These efforts are part of our comprehensive strategy to secure the necessary financial resources to make the McKinney NeighborHub a reality, providing a centralized location for critical community services. Sanchez Charities, LLC has also coordinated with several lending institutions for the debt financing to implement this program. The final debt component will be a product of the "Project Costs" minus any raised funds through grants and other means. Sanchez Charities, LLC is prepared to move forward with debt financing if necessary, but since the goal is to deliver "lease space" as economical as possible, it is vital to pursue grant opportunities to lessen the debt load.

Estimated Annual Taxable Sales \$0

Current Appraised Value of Property \$270,072

Estimated Appraised Value (post-improvement)	\$3,500,000
Estimated Construction Cost for Total Project	\$3,201,692
Total Estimated Cost for Project Improvements included in grant request	\$517,192
Total Grant Amount Requested	\$517,192
Attach Competitive Bids for the Project	ABP Opinion of Cost.pdf 67 OPC White Street (2) 5423.pdf
Has a feasibility study or market analysis been completed for this proposed project?	Yes
Attach Executive Summary	2024-05-17 Site Summary R2.pdf 2024-06-28 McKinney NeighborHub MCDC (1).pdf
Current financial report including current and previous year's profit & loss statement and balance sheet.	Financial Statements.pdf
Reason for Unavailable Audited Financials	Sanchez Charities, LLC has not been audited for the current or previous two years.
Budget	OPC White Street (2).pdf
Financial Statements	148 Financial Statements 41.pdf
W9	W9 (1).pdf
IRS Determination Letter (if applicable)	501c3 (1).pdf
990 Filed with IRS (if applicable)	990.pdf

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.

[2024 BUSINESS PLAN \(1\).pdf](#)

Plat / map of property extending 200 feet beyond property in all directions (if applicable).

[2024-06-19 McKinney Neighbor HUB \(1\).pdf](#)

Describe planned support activities, their use, and admission fees (if applicable).

Sanchez Charities, LLC, and the McKinney NeighborHub's Center primary goal is not to create new programs but to efficiently bring existing service providers together to address gaps and overlaps in services. By streamlining the process for individuals seeking services, we aim to ensure effective and immediate support, fostering resilience and empowerment within the community.

Our collaborative services offered by our core community organizations comprehensively address the diverse needs of individuals facing challenging circumstances. The following outlines the scope of services provided by our key partners:

1. Hope Restored Missions: Provides intensive case management, financial literacy, job readiness programs, and access to technology via a resource area for internet access. They offer critical document services, including mail and ID cards, alongside referrals for mental health support and comprehensive housing solutions.
2. Community Lifeline Center: This agency will address immediate practical needs by offering rental and utility assistance and will operate a satellite food pantry at the McKinney NeighborHub.
3. StreetSide Showers: Enhances personal hygiene by providing showers, laundry, socks, underwear, and hygiene kits with each service.
4. Emmanuel Labor: Contributes through relational ministry and one-on-one mentorship, providing shoes to aid personal development and foster deeper community connections.

The McKinney NeighborHub Center, directed by Sanchez Charities, LLC, in collaboration with our lead agency, Hope Restored Missions, and other key partners, including Community Lifeline Center, Emmanuel Labor, and StreetSide Showers, spearheads the collaboration efforts in McKinney, TX. By integrating resources across organizations, we streamline assistance, ensuring effective and immediate support for those in need. This collective effort enhances the quality of life for residents facing social and economic challenges, promoting a robust support system that addresses

immediate needs and empowers individuals to overcome socio-economic challenges.

Timeline and schedule from design to completion.

[2024-06-25 CONSTRUCTION SCHEDULE.pdf](#)

Plans for future expansion / growth.

We understand that future growth is imperative for this site. To accommodate our expanding needs, we are considering the possibility of purchasing additional available sites to expand our project/building. Alternatively, we may leverage this current site to facilitate the acquisition of a larger facility at some other location.

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative
Completing Application

Date 06-28-2024

Property Owner

Date 06-28-2024



SITE FEASIBILITY REPORT

1820 WHITE STREET

McKinney, Texas (Urban In-Fill)

Prepared for:

**Sanchez Charities, LLC
210 Adriatic Parkway, Suite 200
McKinney Texas 75072**

Prepared by:

**Casey Gregory, P.E., President
Sanchez and Associates, L.L.C.
210 Adriatic Parkway, Suite 200
McKinney, Texas 75072
Phone: (469) 424-5900**

April 2024

NOTE: Sanchez and Associates has prepared this study based on information readily available and/or provided to us by others. The scope of our investigation is limited, and we have made an effort to investigate the matters which may affect the development of the site. Issues may arise after the preparation of this report due to policy or rule changes by those entities involved. The information provided in this report is to the best of our knowledge as of April, 2024.



WEST WHITE AVENUE PROPERTY

The subject property is approximately 0.62 acres located on the north side of West White Avenue in McKinney, Texas. It is approximately 1,000' east of the intersection with Redbud Boulevard and 700' west of the intersection with North Graves Street. The property is directly west of the McKinney Central Church of Christ and east of the Patios of McKinney multifamily development. To the north, the Merano multifamily development is currently under construction with that site's detention pond located immediately to the subject property's north. South of the property and on the other side of West White Avenue is the Discovery Learning Center and the Al Alford Baseball Field owned by McKinney Independent School District. More generally, US Highway 75 is approximately 1,900' west of the subject property while US Highway 380 is approximately 2,200' north of the subject property.

The property is currently zoned under PD Ordinance 2020-12-087. Under the rules of this planned development district, all land uses allowed in the "SO" – Suburban Office District are allowed on the subject property. The zoning also includes rules limiting building heights to two stories, setting office parking requirements at 1 space per 500 square feet, modifying certain setback requirements, and modifying some landscape requirements.

There is an existing 8" sanitary sewer line on the north side of West White Avenue and located within the subject property that can provide service to any development within the property. There is also an 8" water line located on the north side of West White Avenue that can provide water service to the property.

The subject property currently surface drains south to West White Avenue and then east to curb inlets which direct the stormwater into the large drainage ditch located east of the McKinney Central Church of Christ. It is possible that once the site is developed the City of McKinney would continue to allow drainage from the property to flow into West White Avenue as it currently does, however they could also require the construction of an enclosed storm sewer system that would direct flow to the drainage ditch. This would likely require a drainage easement from the McKinney Central Church of Christ property and some amount of off-site construction.

As with any development, the City of McKinney will require two points of access be provided as a part of the new development. One will come from a new driveway to be constructed on West White Avenue while the best location for the other access point is the fire lane stub out



provided on the east side of the property by the McKinney Central Church of Christ located approximately 90' north of the southern property boundary. At minimum, fire lanes in the City of McKinney must be 24' wide with 30' radii.

Any development on this property would need to go through the typical City of McKinney processes which include rezoning (if required), site planning, platting, and approval of civil engineering plans. Only once these steps are complete can a site development permit be issued and construction begin.

A COLLABORATIVE OF MCKINNEY SERVICE PROVIDERS TO CREATE A MCKINNEY RESOURCE CENTER PROUDLY PRESENTS:

MCKINNEY *Neighbor Hub* **A NEW BEGINNING**

**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

WHO IS THE SANCHEZ GROUP?



One Group. One Vision.

Consulting Services

Land Development

Brokerage

Asset Management

Not-for-profit

Emerging Markets

**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

OBJECTIVES



SANCHEZ
Charities

Empowering
our community.

Our Mission

The "Mission" of Sanchez Charities, LLC is to leverage the business relationships (internally and externally) that have been developed over twenty years and concentrate the resources of those relationships to improve the lives of Texas residents where specific needs are identified.

Community Development

- Financially supporting local non-profit and other civil organizations
- Participate in leadership roles (Boards of Directors)
- Pro-bono land development consulting for non-profits
- Facilitate corporate relationships with local non-profits
- Increasing awareness for local non profit organizations and their needs
- Coordinate relationships and services between non-profit organizations providing health and human resources
- Support attainable housing alternatives for low income and workforce sectors
- Support and create social programs for special populations

Reduce Hunger

- Establish an anonymous vehicle for the distribution of food staples throughout communities
- Raise awareness about hunger, it's impacts on society and family, and how community involvement can change current situations.
- Partner with other agencies that focus on "hunger" in order to enhance the overall cumulative impact of the various agencies involved.
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Community Enhancement

- Financial support for educational programs
- Support of local government and spiritual organizational programs and needs
- Support public art as an integral part of the built environment
- Collaborate, where possible, with other organizations to advance the preservation of cultural assets.
- Raise money and other in-kind donations as needed for the advancement of public-private projects to enhance cultural assets in communities.

**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

ORGANIZATIONS



SANCHEZ
Charities

Empowering
our community.



**Affordable Housing
Pocket Community**



Above All Things



**Baby Booties Diaper
Bank**



**Centro Cristiano Vida
Abundante Church**



**City Church
Youth Outreach**



City of McKinney



**Collin County Children's
Advocacy Center**



**Collin County
Homeless Coalition**



**Community Garden
Kitchen**



**Community Lifeline
Center**



Cornerstone Ranch



**Dawoodi Borha
Community**



Dia De Los Muertos



Empty Bowls



**Franklin County
Chamber of Commerce**



Grace to Change



Habitat for Humanity




**Hidden Springs
of McKinney
Senior Living**




Holy Family School



Hugs Café



**Iglesia del Nazareno
Renovacion**



**Junior League – El
Paso, Collin County**



**Junior World Affairs
Council**




Love Life Foundation



**McKinney Arts
Commission**



**McKinney Chamber
of Commerce**



**McKinney Mexican
Cemetery
Enhancement**



**McKinney Community
Food Pantry**



**McKinney Housing
Authority**



**McKinney
Independent School
District**



**McKinney Little
Free Pantry**



McKinney Roots




**Minnie's Food
Pantry**




**North Texas Food
Bank**



**My Friend Jack's
House**



**One Heart
McKinney**



**Radiant Life Church
(The Garden)**



Revive Church



Samaritan Inn



**St. Andrew's
Episcopal Church**



**The First Baptist
Church**



YMCA

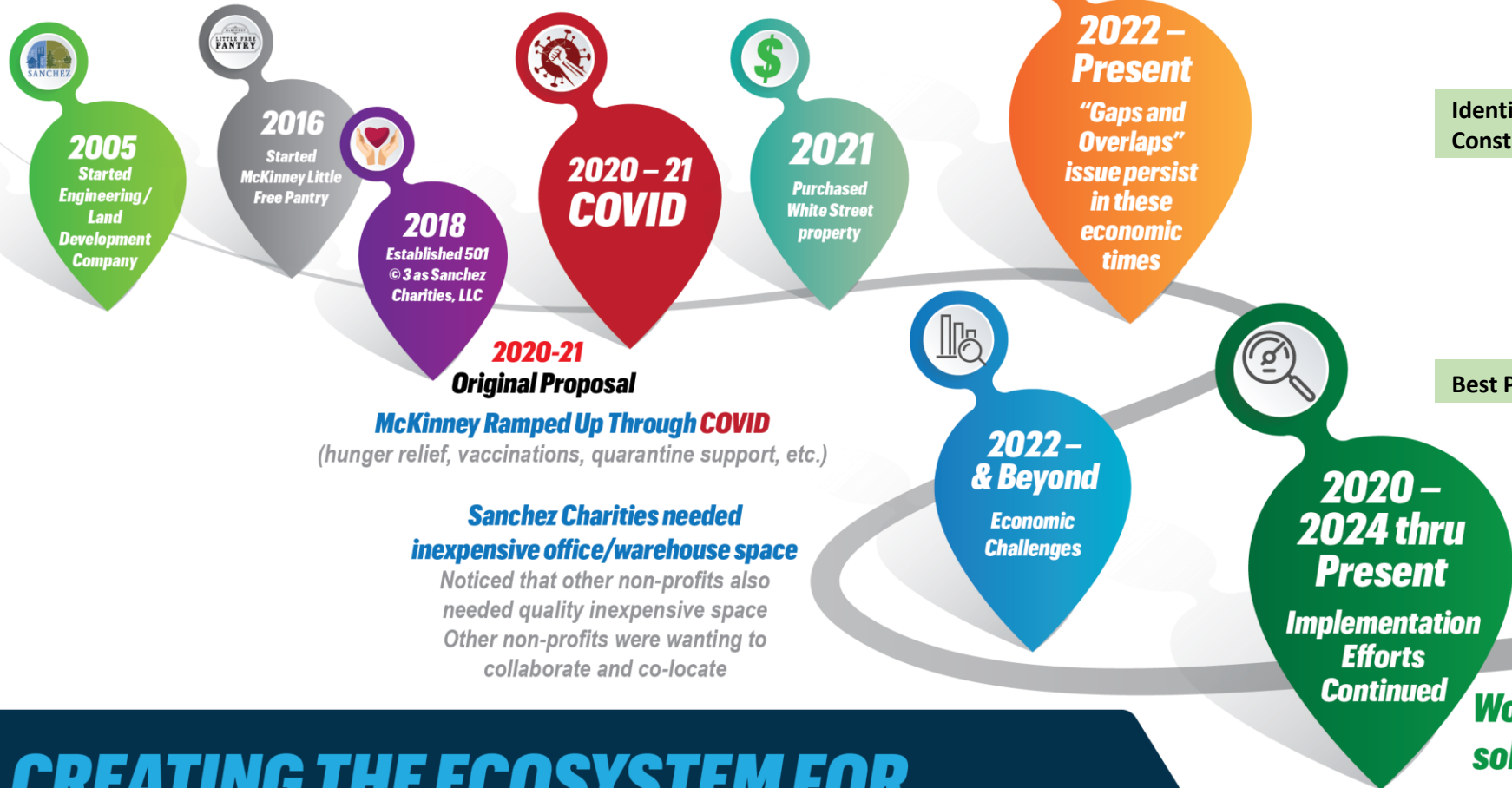


and more!

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY *Neighbor Hub*

A NEW DAY – TIMELINE AND CHALLENGES



2005
Started Engineering / Land Development Company

2016
Started McKinney Little Free Pantry

2018
Established 501 © 3 as Sanchez Charities, LLC

2020 – 21
COVID

2021
Purchased White Street property

2022 – Present
“Gaps and Overlaps” issue persist in these economic times

2022 – & Beyond
Economic Challenges

2020 – 2024 thru Present
Implementation Efforts Continued

2020-21
Original Proposal
McKinney Ramped Up Through COVID
(hunger relief, vaccinations, quarantine support, etc.)

Sanchez Charities needed inexpensive office/warehouse space
Noticed that other non-profits also needed quality inexpensive space
Other non-profits were wanting to collaborate and co-locate

Progress Towards Implementing the Vision

- Property has been purchased
- Property has been zoned
- Site Plan has been submitted and is being “tweaked”
- Architecture is in progress
- Fundraising has continued
- Grant writing has continued (Mueller, Texas First Resources, CDC, private donors, etc.)
- Research “best practices”

Identify and Coordinate with Banks on Development / Construction debt

- First United
- B1 Bank
- Valliance Bank
- Frost Bank
- Credit Union of Texas

Best Practice – Site Visits – Research

- Serve Denton (inexpensive HUB for not-for-profits)
- Children’s Advocacy Center (clearing house)
- Our Calling (use of technology)
- McKinney Service Provider Ecosystem

Working on collaborative solution for other agencies

CREATING THE ECOSYSTEM FOR CONNECTION, COMMUNICATION AND COLLABORATION

MCKINNEY RESOURCE CENTER

- ORIGINAL ANALYSIS AND UPDATED SOLUTIONS

- 1** Subject Property
- 2** 1st Presbyterian Church / Respite
- 3** CC Children's Advocacy Center
- 4** WinCo
- 5** Kroger
- 6** Sam's Club
- 7** Wal-Mart
- 8** North Texas Job Corps
- 9** Lowe's
- 10** Target
- 11** Home Depot
- 12** Raytheon
- 13** US Post Office
- 14** Family Health Center
- 15** Downtown McKinney
- 16** Community Food Pantry
- 17** Community Garden Kitchen
- 18** Holy Family School
- 19** Community Lifeline Center
- 20** Texas Workforce Commission
- 21** Common Good Medical
- 22** Lifepath Systems
- 23** MISD Administration
- 24** Emmanuel Labor



CREATING THE ECOSYSTEM FOR CONNECTION, COMMUNICATION AND COLLABORATION

MCKINNEY RESOURCE CENTER

- ORIGINAL SOLUTION

Original model:

- Build a building and provide low-cost leases to service providers
- Encourage collaboration through co-location
- Facilitate teamwork among cross agencies to organically improve delivery of services
- Evolve into an independent Board to govern the future direction and growth into an independent body

MCDC Feedback:

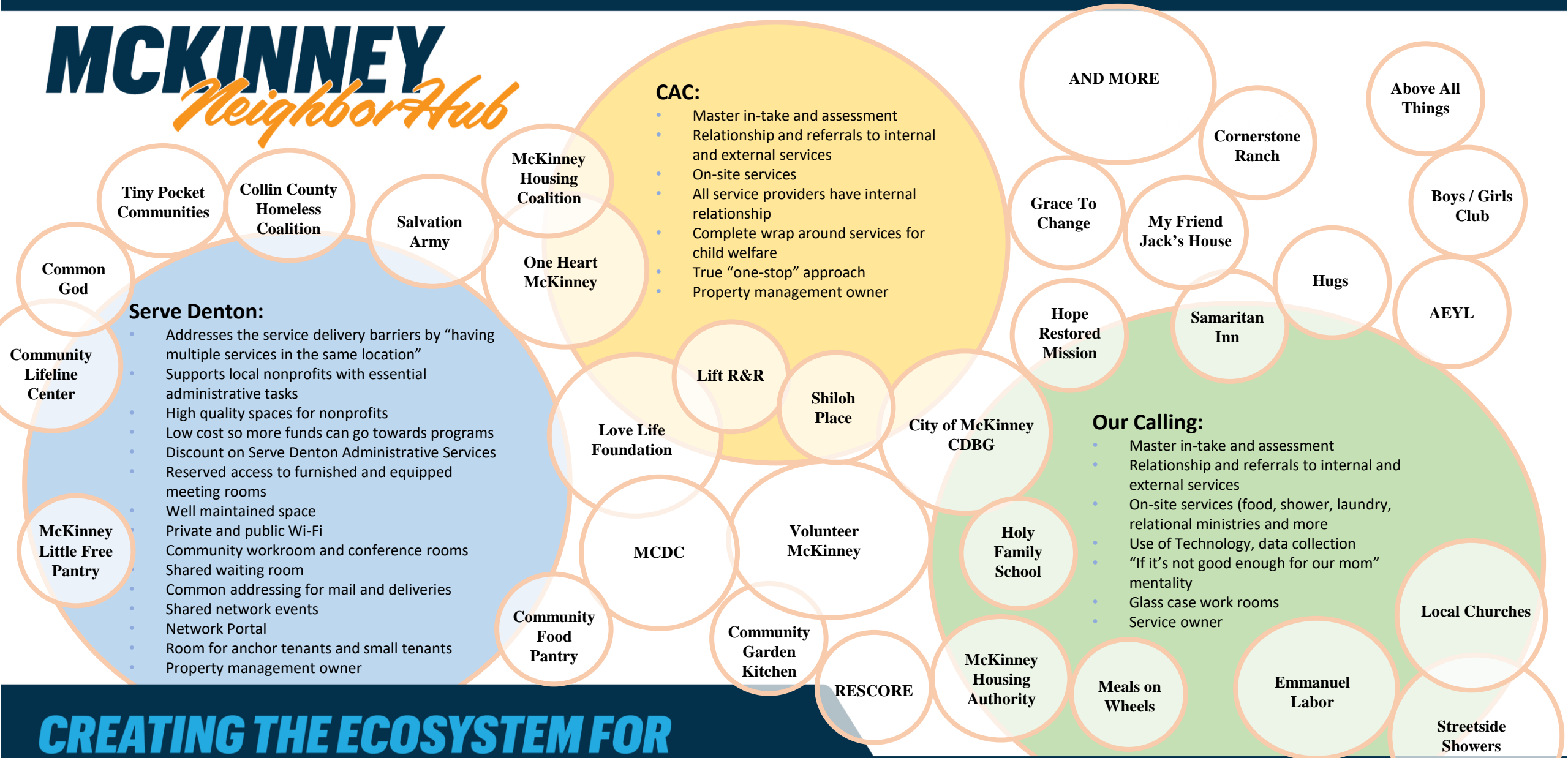
- Needed a more “fully baked” concept



**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY *Neighbor Hub*



CAC:

- Master in-take and assessment
- Relationship and referrals to internal and external services
- On-site services
- All service providers have internal relationship
- Complete wrap around services for child welfare
- True "one-stop" approach
- Property management owner

Serve Denton:

- Addresses the service delivery barriers by "having multiple services in the same location"
- Supports local nonprofits with essential administrative tasks
- High quality spaces for nonprofits
- Low cost so more funds can go towards programs
- Discount on Serve Denton Administrative Services
- Reserved access to furnished and equipped meeting rooms
- Well maintained space
- Private and public Wi-Fi
- Community workroom and conference rooms
- Shared waiting room
- Common addressing for mail and deliveries
- Shared network events
- Network Portal
- Room for anchor tenants and small tenants
- Property management owner

Our Calling:

- Master in-take and assessment
- Relationship and referrals to internal and external services
- On-site services (food, shower, laundry, relational ministries and more)
- Use of Technology, data collection
- "If it's not good enough for our mom" mentality
- Glass case work rooms
- Service owner

**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

AND MORE

Above All Things

Cornerstone Ranch

Boys / Girls Club

Tiny Pocket Communities

Collin County Homeless Coalition

Salvation Army

McKinney Housing Coalition

One Heart McKinney

Grace To Change

My Friend Jack's House

Hugs

Common God

AEYL

Samaritan Inn

Hope Restored Mission

Lift R&R

Shiloh Place

City of McKinney CDBG

Love Life Foundation

Holy Family School

Volunteer McKinney

MCDC

Local Churches

McKinney Little Free Pantry

Community Food Pantry

Community Garden Kitchen

McKinney Housing Authority

Meals on Wheels

Emmanuel Labor

RESCORE

Streetside Showers

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY
NeighborHub

Advanced model:

Client Benefits

- In-Take and Assess persons in need of all health and human resources comprehensively (less traumatic story-telling)
- Disseminate information regarding available services (utilizing existing programs)
- Client pre-qualification for available services (efficiency)
- Identify and lessen obstacles to those in need (awareness, transportation, logistics, etc.)

Agency Benefits

- Coordinate and develop referral logistics (efficiency)
- Organize and harness the expertise of existing service providers (enhance and streamline without duplication)
- Facilitate cross-agency communication (collaboration) and networking – reduce duplicate waiting rooms, conference rooms, kitchens, etc.
- Transportation Opportunities
- Facilitate collaboration through co-location
- Create a cohesive approach to fund raising which maximizes efficiency and promotes collaboration
- Build a building and provide low-cost leases to service providers

Success of the Resource center

- Current Board of Directors to focus on financial stability
- Cultivate a long term Board to leverage future growth
- Successful “Client Benefits” and “Agency Benefits” insures the success of the Resource Center



**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

A NEW NAME... GREATER FOCUS... SAME PURPOSE



Who is doing what?

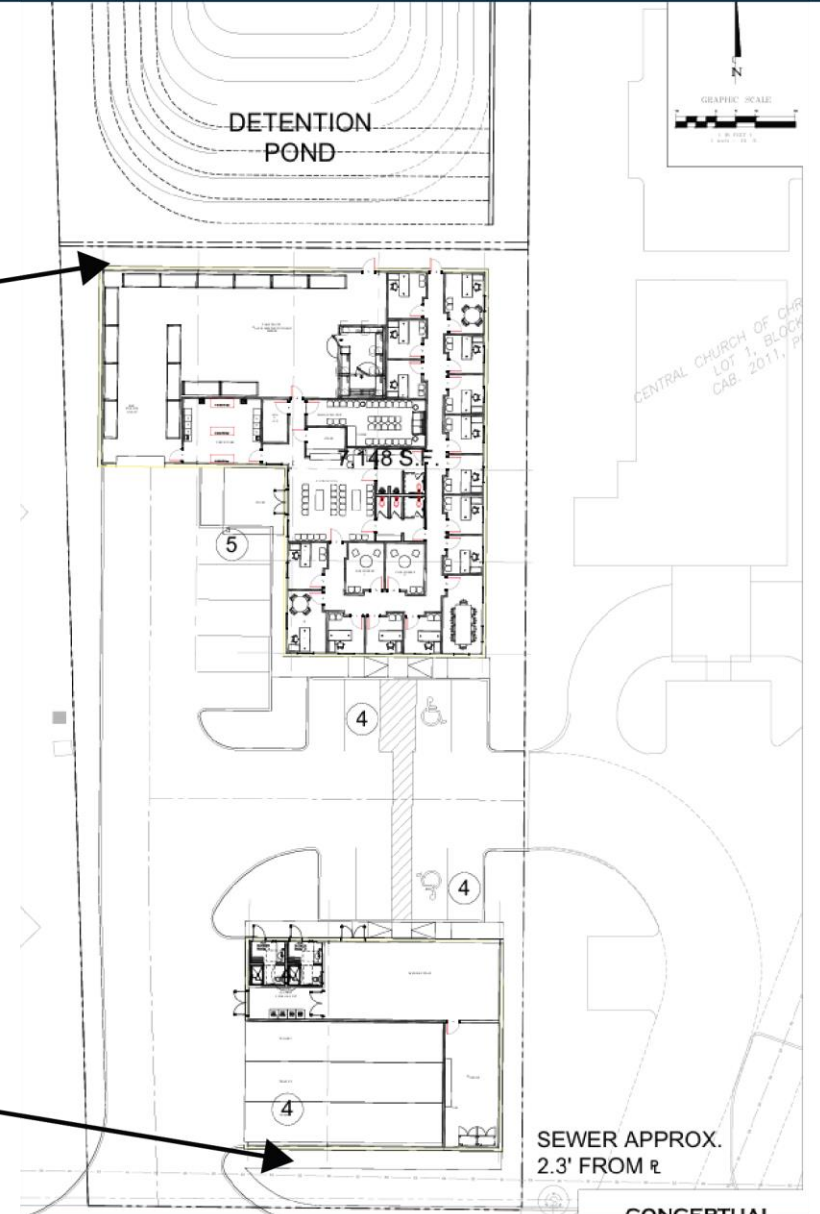
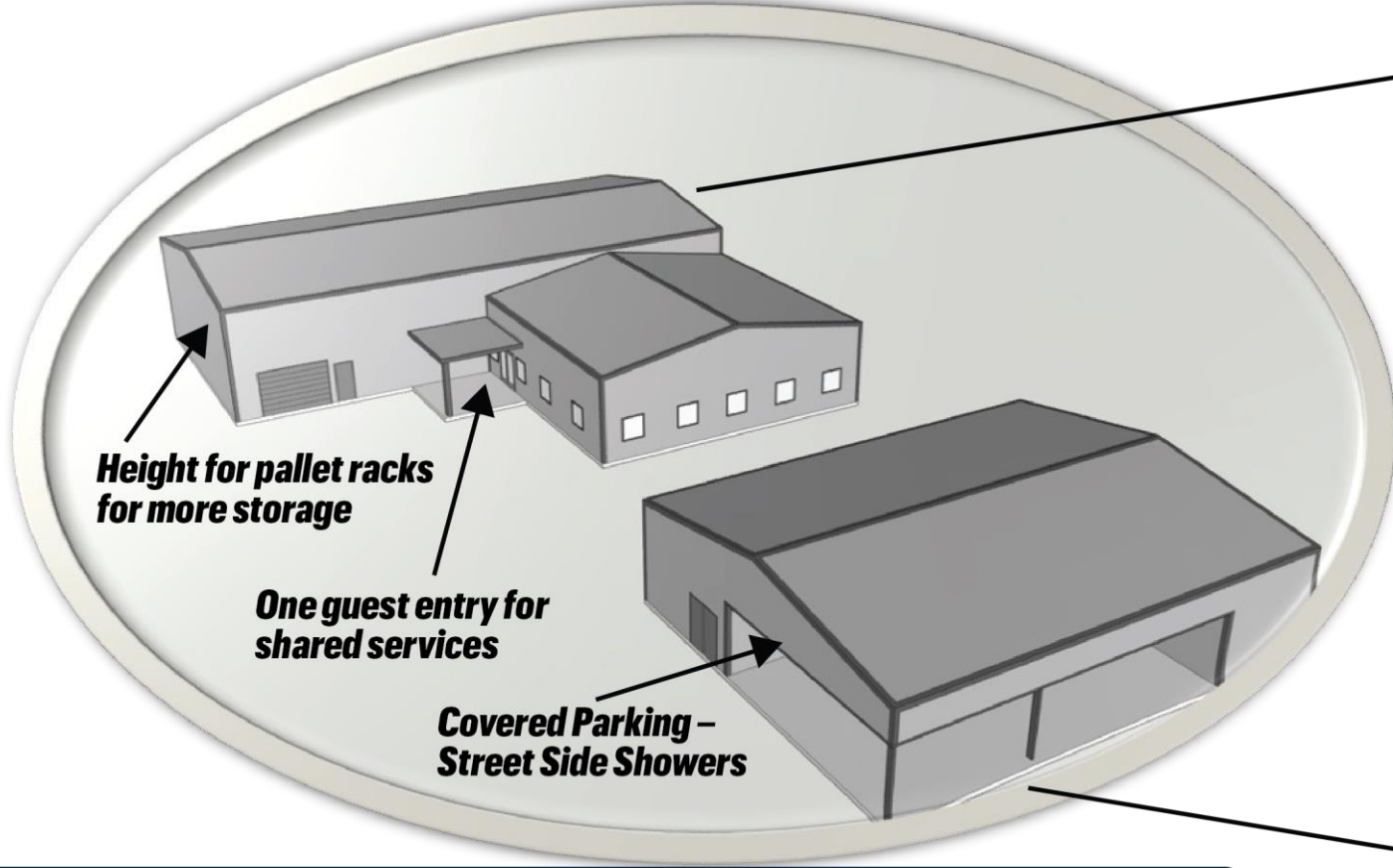
	CORE MEMBERS					AFFILIATES																			
	Hope Restore Mission	Community Lifeline Center	Emmanuel Labor	Streetside Showers	McKinney Little Free Pantry	One Heart McKinney	Christ Fellowship	Lovell Foundation	Lift R&R	Volunteer McKinney	My Friend Jack's House	Grace To Change	Above All Things	North Texas Food Bank	CommonGood Medical	Community Garden Kitchen	Hugs	Common Good	Sanchez Charities, LLC	Collin County Housing Coalition	The Sanchez Advisory Group	Canada Lewis, PC	Rick Grady	Family Health Center	
In-Take	X																								
Assess	X																								
Education	X							X																	
Relationship Building	X		X					X																	
Rental Assistance	X	X																							
Emergency Food	X	X			X								X												
Meals	X														X										
Mail Service	X		X																						
Hygiene	X	X	X	X																					
Addiction Counseling	X	X						X		X	X														
Emergency Transportation	X						X																		
Technology Support	X						X																		
Emergency Shelter	X	X					X																		
Job Training	X																								
Clothing	X			X																					
Health Services	X																	X						X	
Mentorship	X											X													
Pastoral Care Options	X													X											
Special Needs Connections	X															X									
Volunteers / Community Support							X	X	X	X	X														
Fundraising																			X	X			X		
Community Awareness							X	X	X										X	X			X		
Organizational Structure																		X							
Business Operations																		X							
Legal / Accounting																				X	X				

Support (MOU's and Letters)	
Hope Restore Mission (Agency Lead – Case Management / mail bank / ID's)	One Heart McKinney (Technology, Transportation)
Community Lifeline Center (Utility and rental assistance, food)	Love Life Foundation (Support and Fund Raising)
Street Side Showers (showers / laundry)	Emmanuel Labor (Relationship building, assessment, "What's next Mentality")
Christ Fellowship (resources, volunteers, grassroots)	Grace To Change (Addiction counseling)
McKinney Little Free Pantry (24/7 anonymous emergency food)	Volunteer McKinney (resources, volunteers, grassroots)
Lift R&R (Finding resources)	Samaritan Inn (Transitional Housing)
Community Garden Kitchen (Hot Meals)	My Friend Jack's House (Youth counseling)
Rick Grady (CC Housing Coalition)	Holy Family School (Low-cost quality child care)
McKinney Community Food Pantry (food)	AEYL / Above All Things (Youth Mentorship)
Rebecca Inchauste Leadership McKinney Alum / Frost Corporate Banker	Rescore (Technology)
Laura Lewis, Esq. Canada Lewis & Associates, PLLC	Rosie I. Cano CITI Bank
Greg and Tia Arrington (Above All Things)	

CREATING THE ECOSYSTEM FOR CONNECTION, COMMUNICATION AND COLLABORATION

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY *NeighborHub*



CREATING THE ECOSYSTEM FOR CONNECTION, COMMUNICATION AND COLLABORATION

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY *NeighborHub*

BUILDING HIGHLIGHTS

Core Tenants

- Hope Restored Mission
- CLC
- Emmanuel Labor
- Streetside Showers
- McKinney Little Free Pantry

Core Services

- In-Take / Case Management
- Referral Center
- Rehousing Resources
- Agency Database – Education - Library
- Food Distribution
- Relationship Ministry
- Technology / Data Management
- Mail bank / Id Cards
- Rental Utility Assistance
- Hygiene Center

Ancillary – Affiliates

- Transportation solutions
- Technology solutions
- Connection to youth mentorship organizations
- Connection to hot meals
- Connection to transitional housing
- Connection to health care
- Connection...

Business Operations

- Shared conference rooms, lobby, kitchen, refrigeration, utilities, janitorial, etc.
- Networking with other agency / service providers
- Grant Writing
- Co-location – incubator services
- Executive leadership / guidance / mentorship



**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

A NEW NAME... GREATER FOCUS... SAME PURPOSE

MCKINNEY *Neighbor Hub*

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Core Services

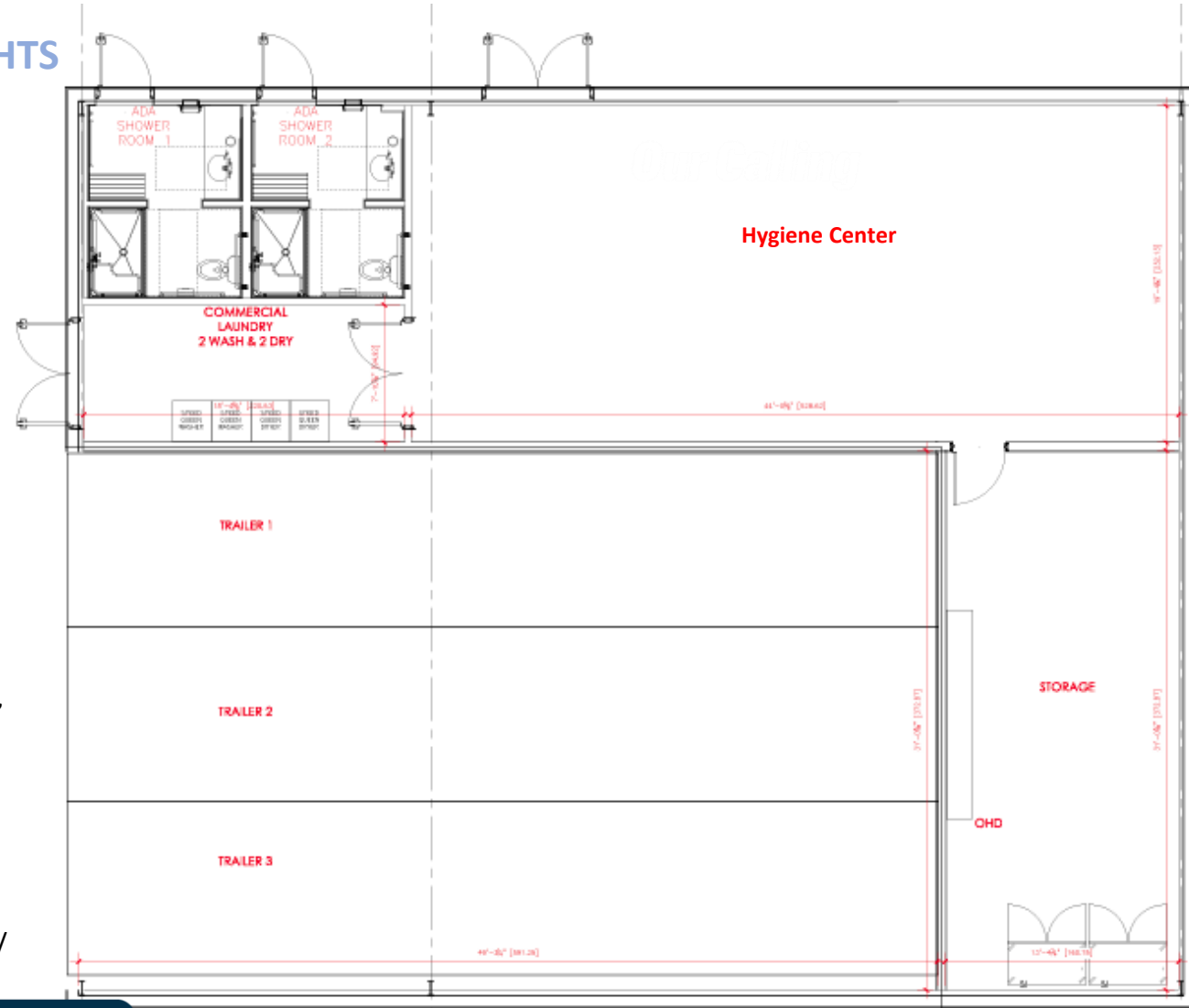
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**CREATING THE ECOSYSTEM FOR
CONNECTION, COMMUNICATION AND COLLABORATION**

McKinney NeighborHub Support

Memorandum of Understandings

Entity

Hope Restored Mission
Streetside Showers, Inc.
Community Lifeline Center LLC
Emmanuel Labor

Signer

Tamara Monroe
Lance Olinski
Michael Schwerin
Paul Ballesteros

Website

<https://hoperestoredmissions.org/>
<https://streetsideshowers.com/>
<https://www.communitylifeline.org/>
<https://www.emmanuellabor.org/>

Letters of Support

Entity

Love Life Foundation
The Samaritan Inn
One Heart McKinney
Lift R&R
Grace to Change
Christ Fellowship
Volunteer McKinney
Community Garden Kitchen
Collin County Homeless Coalition
Holy Family School
My Friend Jack's House LLC
McKinney Community Food Pantry
AEYL
Above All Things Dream Foundation
Hugs Café, Inc

Signer

Maylee Thomas-Fuller
Jill Scigliano
Scott Elliott
Rolanda Macharia
Shannon White
Bruce Miller
Allison Monroe
Angela Poen
Richard Grady
Sara Thomas
Bonnie Donaldson
Melody Krill
Derrick Robinson
Gregory Airington
Lauren Smith

Website

<https://www.lovelifefoundation.com/>
<https://saminn.org/>
<https://oneheartmckinney.org/>
<https://liftrandr.org/>
<https://gracetochange.org/>
<https://cfhome.org/>
<https://volunteermckinney.org/>
<https://communitygardenkitchen.org/>
<https://collinhomeless.wixsite.com/cchc>
<https://holyfamilyschoolmckinney.org/>
<https://www.myfriendjackshouse.com/>
<https://www.mckinneyfoodpantry.org/>
<https://aeyleadership.org/>
<https://aboveallthings.org/>
<https://hugscafe.org/>

Mentorship Opportunity

Entity

Serve Denton

Signer

Pat Smith

Website

<https://www.servedenton.org/>

Project: **White Street
Onsite
McKinney
Collin**

Acres (Gross): **0.6**
Acres (Net): **0.6**

Client Name:
ATTN:

Lots: **1.0**
Client #:
Job #: **02000.00**

Prepared by: **Sanchez & Associates, LLC**

Initials: **GDD**
Date: **6/28/2024**

EARTHWORK / DEMOLITION

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Mobilization	1.0	LS	\$ 25,000.00	\$ 25,000.00
Clearing, Grubbing & Stripping	0.6	AC.	\$ 4,000.00	\$ 2,520.00
Unclassified Excavation (assumes 350 yds/lot)	600	CY	\$ 4.00	\$ 2,400.00
Pad Grading Initial	2	EA.	\$ 250.00	\$ 500.00
Pad Grading Final	2	EA.	\$ 200.00	\$ 400.00
				\$ 30,820.00

EROSION CONTROL

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Reinforced Silt Fence	700	L.F.	\$ 4.00	\$ 2,800.00
Construction Entrance	1	EA.	\$ 5,000.00	\$ 5,000.00
Inlet Filters	3	EA.	\$ 350.00	\$ 1,050.00
				\$ 8,850.00

WATER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
8" Water Line	300	L.F.	\$ 80.00	\$ 24,000.00
8" Water Valve	3	EA.	\$ 2,500.00	\$ 7,500.00
Fittings (1ton/1000 lf of pipe)	0.30	TON	\$ 16,000.00	\$ 4,800.00
Fire Hydrants (with 6" Lead)	2	EA.	\$ 8,000.00	\$ 16,000.00
Connect to Existing Water	1	EA.	\$ 2,000.00	\$ 2,000.00
1" Irrigation Meter	1	EA.	\$ 2,500.00	\$ 2,500.00
1" Domestic Meter	2	EA.	\$ 2,200.00	\$ 4,400.00
Testing (Water Pressure & Chlorination)	300	L.F.	\$ 2.50	\$ 750.00
Trench Safety Plan	300	L.F.	\$ 1.00	\$ 300.00
				\$ 62,250.00

SANITARY SEWER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
8" PVC Sewerpipe (Type SDR-26)	250	L.F.	\$ 77.00	
4' Dia. Manhole	2	EA.	\$ 6,000.00	\$ 12,000.00
Standard Clean Out	1	EA.	\$ 600.00	\$ 600.00
T.V. Sewer Main	250	L.F.	\$ 2.50	\$ 625.00
Testing (Air & Mandrel)	250	L.F.	\$ 2.00	\$ 500.00
Trench Safety Plan	250	L.F.	\$ 1.00	\$ 250.00
				\$ 13,975.00

STORM SEWER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
21" RCP (Class III)	80	L.F.	\$ 95.00	\$ 7,600.00
Curb Inlet 8'	2	EA.	\$ 6,000.00	\$ 12,000.00
24" Headwall	1	EA.	\$ 4,500.00	\$ 4,500.00
Trench Safety Plan	80	L.F.	\$ 1.00	\$ 80.00
				\$ 24,180.00

PAVING

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Concrete Paving 8in	1,250	S.Y.	\$ 100.00	\$ 125,000.00
Subgrade Preparation	1,313	S.Y.	\$ 4.00	\$ 5,250.00
Barrier Free Ramp	5	EA.	\$ 1,500.00	\$ 7,500.00
Connect to Ex. Pvmnt (Saw Cut)	60	LF	\$ 10.00	\$ 600.00
Concrete Sidewalks	50	S.Y.	\$ 45.00	\$ 2,250.00
Lime (40# / S.Y.)	25.00	TON	\$ 190.00	\$ 4,750.00
				\$ 145,350.00

SITE FINALIZATION

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Painting, etc.	1	L.S.	\$ 12,500.00	\$ 12,500.00
				\$ 12,500.00

OTHER DEVELOPMENT FEES

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
Geotechnical Investigation	1	EA.	\$ 15,000.00	\$ 15,000.00
Construction Materials Testing	1	LOT	\$ -	\$ -
Screen Wall with landscape (N/A)	650	L.F.	\$ 100.00	\$ 65,000.00
Landscape/Irrigation	1	LS	\$ 40,000.00	\$ 40,000.00
Roadway Impact Fee	1	LOT	\$ 1,845.00	\$ 1,845.00
Water Impact Fee	2	LOT	\$ 9,350.00	\$ 18,700.00
Wastewater Impact Fee	2	LOT	\$ 9,350.00	\$ 18,700.00
Electrical Service (per lot)	1	LOT	\$ 4,500.00	\$ 4,500.00
Gas Service (per lot)	1	LOT	\$ 2,000.00	\$ 2,000.00
SWPPP	1	L.S.	\$ 5,000.00	\$ 5,000.00
Inspection Fee (3.50% of Const. Costs)	1	L.S.	\$ 9,989.88	\$ 9,989.88
Maint. Perfm, Pymt Bonds (Assume 3.5% of Const. Costs)	1	L.S.	\$ 9,989.88	\$ 9,989.88
				\$ 190,724.75

DESCRIPTION				TOTAL COST
Earthwork				\$ 30,820.00
Erosion Control				\$ 8,850.00
Water				\$ 62,250.00
Sanitary Sewer				\$ 13,975.00
Storm Sewer				\$ 24,180.00
Paving				\$ 145,350.00
Site Finalization				\$ 12,500.00
Other Development Fees				\$ 190,724.75
Contingencies (Assume 10% of Constr. Costs)				\$ 28,542.50
GRAND TOTAL				\$ 517,192.25

TOTAL COST PER ACRE = \$ 834,181.05
TOTAL COST PER LOT = \$ 517,192.25

Assumptions:

1. This Opinion of Probable Cost (OPC) is generally based upon a land plan prepared by S&A in 2024.
2. Quantities are preliminary and subject to final approval of construction plans by the City of McKinney.
3. The Client shall review and approve all quantities and unit prices prior to use of this OPC.
4. This OPC is not intended to serve as a comprehensive and complete analysis of all development and construction costs. Any items not specifically noted in this OPC shall be added by the Client.
5. Any quantities and/or unit prices left blank shall be completed by the Client.
6. All unit costs are based upon recent bid tabs for recent projects of similar size.
7. Based on a preliminary review of the record drawings and drainage patterns for the area, this OPC assumes that on-site detention will be required.
8. Construction management fees are not included.
9. This OPC assumes that relocation of any underground or overhead franchise utilities, other than specifically noted, on or adjacent to the site is not necessary or the client will budget for such accordingly.
10. This OPC assumes that no rock or similar material will be encountered during construction.
11. This OPC does not include any costs incurred for mitigation fees imposed by the USACE. (None anticipated at this time).
12. This OPC assumes 40 pound per square yard for lime.

NOTE: Sanchez and Associates, LLC, does not have any control over the cost of labor, fuel or materials and therefore does not warrant or guarantee that the anticipated probable costs will not be different once a final design is complete and the project is put out to bid. Sanchez and Associates, LLC, has prepared this Opinion of Probable Cost based on information available for similar projects in North Texas.



ABP DEVELOPMENT, LLC.

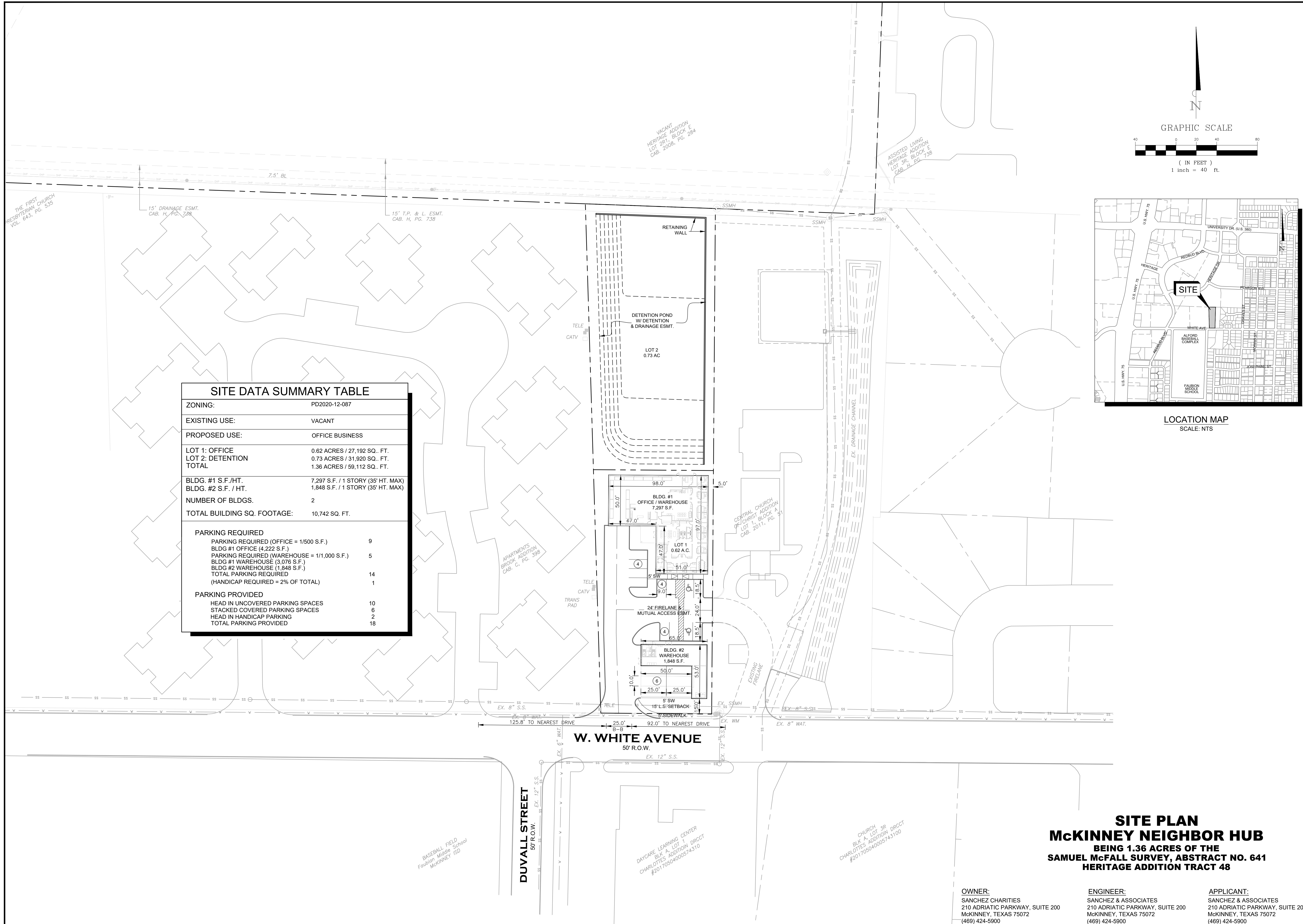
300 Burnett St. Suite 120
Fort Worth, TX 76102

Building Construction Opinion of Cost

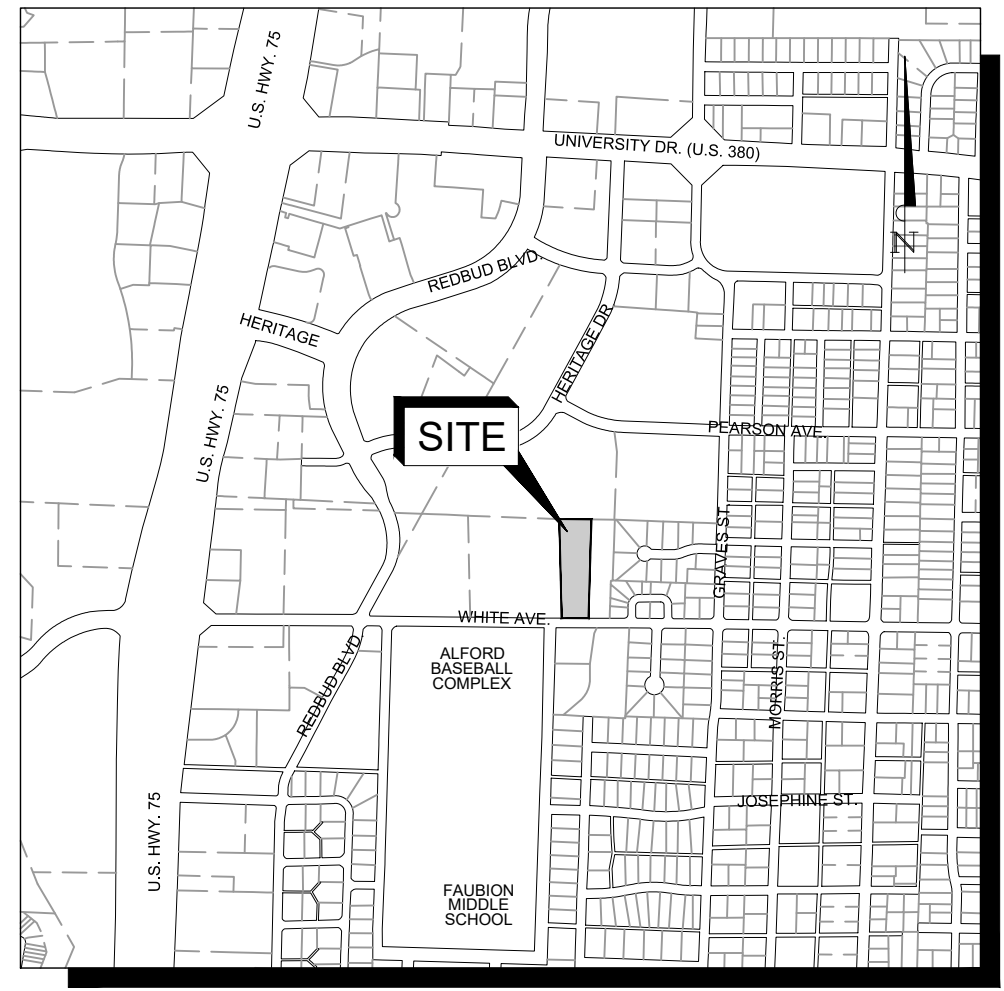
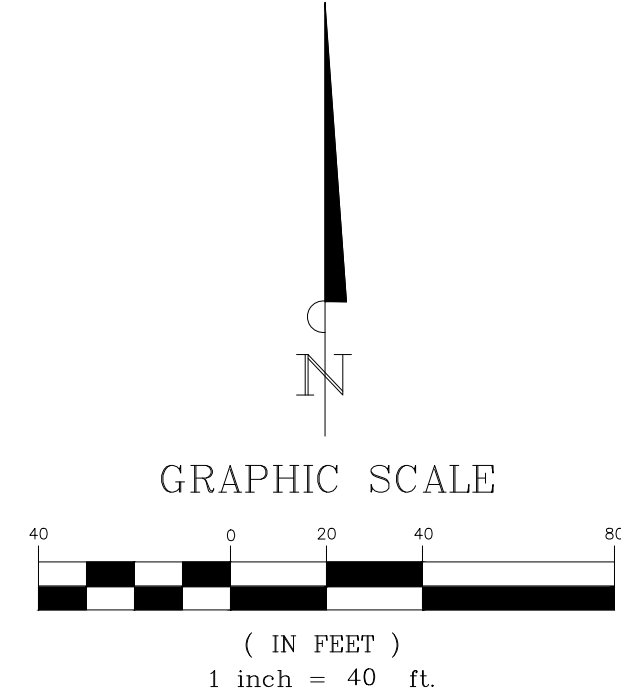
Site Prep / Foundation	\$125,000
Framing	\$225,000
Exterior Finishing Material	\$125,000
Roof System	\$125,000
Weather Proof	\$45,000
Mechanical	\$75,000
Electric	\$54,000
Plumbing	\$30,000
Fire Sprinkler	\$15,000
Fire Alarm	\$15,000
Finish Out	\$1,050,000
Architectural Permitting	\$10,000
Sub-Total	\$1,894,000

ABP DEVELOPMENT, LLC.

300 Burnett St. Suite 120, Fort Worth, TX 76102
ph. 817-426-3006 | f. 817-426-3008 | e. fsiteam@formsi.com



SITE DATA SUMMARY TABLE	
ZONING:	PD2020-12-087
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE BUSINESS
LOT 1: OFFICE	0.62 ACRES / 27,192 SQ. FT.
LOT 2: DETENTION	0.73 ACRES / 31,920 SQ. FT.
TOTAL	1.36 ACRES / 59,112 SQ. FT.
BLDG. #1 S.F./HT.	7,297 S.F. / 1 STORY (35' HT. MAX)
BLDG. #2 S.F. / HT.	1,848 S.F. / 1 STORY (35' HT. MAX)
NUMBER OF BLDGS.	2
TOTAL BUILDING SQ. FOOTAGE:	10,742 SQ. FT.
PARKING REQUIRED	
PARKING REQUIRED (OFFICE = 1/500 S.F.)	9
BLDG #1 OFFICE (4,222 S.F.)	
PARKING REQUIRED (WAREHOUSE = 1/1,000 S.F.)	5
BLDG #1 WAREHOUSE (3,076 S.F.)	
BLDG #2 WAREHOUSE (1,848 S.F.)	
TOTAL PARKING REQUIRED	14
(HANDICAP REQUIRED = 2% OF TOTAL)	1
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	10
STACKED COVERED PARKING SPACES	6
HEAD IN HANDICAP PARKING	2
TOTAL PARKING PROVIDED	18



LOCATION MAP
SCALE: NTS

SITE PLAN
McKINNEY NEIGHBOR HUB
 BEING 1.36 ACRES OF THE
 SAMUEL McFALL SURVEY, ABSTRACT NO. 641
 HERITAGE ADDITION TRACT 48

OWNER: SANCHEZ CHARITIES 210 ADRIATIC PARKWAY, SUITE 200 McKINNEY, TEXAS 75072 (469) 424-5900 ATTN: MARTIN SANCHEZ	ENGINEER: SANCHEZ & ASSOCIATES 210 ADRIATIC PARKWAY, SUITE 200 McKINNEY, TEXAS 75072 (469) 424-5900 ATTN: CASEY GREGORY	APPLICANT: SANCHEZ & ASSOCIATES 210 ADRIATIC PARKWAY, SUITE 200 McKINNEY, TEXAS 75072 (469) 424-5900 ATTN: CASEY GREGORY
--	---	--

Master Planning
Civil Engineering
Land Development

3000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
Fax 214 544 5200
Certificate of Registration No. F-8665

MCKINNEY NEIGHBOR HUB

SITE PLAN

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Scale: SEE GRAPHIC SCALE

Designed by: RCG

Drawn by: CDR

Checked by: RCG

Date: 6/18/2024

Project No.: 02007.01B

EXHIBIT

Kimberly D. Sanchez

McKinney, Texas
210 Adriatic Parkway Suite 200
McKinney, Texas 75072
(469) 424-5900

kim.sanchez@thesanchezgroup.biz

Summary:

24 years directorial experience land development consulting, business operations, executive management

Professional Experience:

COO - The Sanchez Advisory Group (TSAG) March 2005 – Present
Full-Service Community Development set of companies

Other select Companies with which Mrs. Sanchez is involved:

- Sanchez and Associates, LLC (COO)
- Private Family Office (Board Member) \$30 million real estate portfolio
- Sanchez Charities, LLC (501 (c) 3 not for profit foundation)
- Sanchez Asset Management, LLC (Manager)
- Conley Commons Master, LLC (Manager)
- Sanchez Land Development Group, LLC (Manager)
- Bonhamland Development Company, LLC (Manager)
- ZOEM Real Estate, LLC (Partner)

Previous Employment

Kimley-Horn and Associates, Inc.	1999-2005
Business Unit Office Coordinator, Chief Planner	
PBS&J	1998-1999
Land Development Engineer EIT	
BNSF Railroad	1998-1998
Management Trainee	

Education:

BS Civil Engineering University of Texas, 1998

Professional Credentials / Awards / memberships / Volunteer:

Professional

City of McKinney Mainstreet Partner of the Year 2020
KHA Outstanding Project of the Year Central Region 2004
Outstanding Marketing Award for KHA Central Region 2001

Past Professional Memberships

American Society of Professional Engineer
Transportation Committee City of McKinney 2002-2003

Volunteer – Boards and Commissions

Franklin County Chamber of Commerce 2020-Present
McKinney Chamber of Commerce 2020-2023
Holy Family School Board of Directors 2009-2019
Junior League El Paso & Plano 2003-2006
Collin County Homeless Coalition (Current)
McKinney Homeless Coalition (Current)
McKinney Hunger Free Coalition (2020-2023)
One-Heart McKinney Advisory Committee 2022- Present
Dia De Los Muertos, McKinney 2023-2024

Projects of Interest

Master Plans

- City Park – Toronto, CAN 2021 - Present
- McKinney Ranch, Ltd. \$12 mm Roadway PPP 2001 – 2008
- El Paso Water Utilities Master Plan 25,000 acre Master Plan 2002- 2005

Office Development

- Hall Office Park, Frisco Texas
- Granite Office Park, Plano Texas
- Network Solutions, Plano Texas
- Valliance Bank Building McKinney Texas 2006 - 2008

Commercial Development

- Legacy Town Center, Plano Texas
- Stonebriar Mall, Plano Texas
- Racetrac Corporation (multiple locations) 2006 - Present

Single-Family Residential Development

- Mahantraj Investments – 2019 - Present
- Pinnacle at Craig Ranch (Drees Homes) 2021-Present
- Barcelona Homes (Drees, American Legend) 2012-2016
- Saddle Club at McKinney Ranch (DR Horton) 2002 – 2004
- Scott Communities 2006-2009
- McKinney Village Park (Weekly, K Hovnanian) 2001 - 2004

Industrial Development

- US 380 C&D Landfill 2010 - Present
- Conley Commons

Multi-Family Development

- Kinstead (ZOM 2019)
- The Hudson (Phillips Development 2007)
- Alexan (Trammel Crow 2006)
- Ralieggh House (Greystar 2008)
- Conservatory (Meyers 2005)

McKinney Housing Authority (Affordable Housing):

- Millenium (Groundfloor Development)
- Post Oak (Groundfloor Development)
- Newsome (Carleton Development)
- Merritt Homes (Carleton Development)
- Cockrel / Remnant 1 (Knight Development)
- Lloyd-Owens / Remnant 2 (Knight Development)

Presentations / Publications

Select Presentations

- ❖ Not for Profit Advocacy and Awareness
 - McKinney Little Free Pantry
 - Lions Club
 - Rotary Club
 - Trinity Presbyterian Church
 - Lutheran Church
 - Dawoodi Bhora Community
 - McKinney Resource Center – NeighborHub
 - MCDC
 - Collin County Homeless Coalition
 - Hope Restored Mission
 - Community Lifeline Center
 - Texas Health Resources
 - Mueller Buildings

- ❖ “Southside Development District” 2003 – Facilitated a Long Range symposium for San Antonio Mayor Garza to introduce the newly created special district to regional and national Stakeholders / Land Developers

ROSIE CANO

13503 Bay Orchard Dr., San Antonio, Texas | (210) 913-8284
rscano@msn.com | www.linkedin.com/in/rosiecano

SUMMARY

A results-oriented and analytical financial services leader focused on building, growing, and managing loan portfolios in consumer and real estate lending industries. Offers record of success in developing teams focused on delivering superior service and performance while building rapport within organizations. Develops credit strategies, delivers and executes credit policies, and manages credit operations. Analyzes bank policies, procedures, and controls while designing process automation to reduce and balance portfolio risk. Experience in establishing Loss Mitigation Teams and Programs for real estate loans.

**Strategic Talent | Executive Coaching | Leadership | Project Management | Risk Management
Business Controls | Commercial Real Estate | Regulatory Compliance | Marketing
Strategic Planning | Talent Acquisition | Operations Management**

EXPERIENCE

CITI FINANCIAL San Antonio, Tx.,
SVP, Operations Group Manager 2023-Present

- Responsible for Leading and Managing the Operations pursuant to Federal Regulation and Application of The Servicemembers Civil Relief Act (SCRA)
- Establish standard operating procedures, in-business controls, and monitoring for multiple lines of business for the application of SCRA benefits.
- Work with Internal Auditors, Compliance Partners, and Regulators for direct oversight of SCRA risk and control management programs, including governance support, risk oversight, risk infrastructure development, identification, quantification, and aggregation of key and emerging risks and operational risks and controls.
- Partnered with key stakeholders to oversee and identify risks and control gaps, including risks associated with new and
- Build and manage cross-functional teams of leaders to build talent and related managerial activities

PHH MORTGAGE Mt. Laurel, New Jersey
Underwriting Leader, Direct and Correspondent Lending 2020-2023

- Established standard operating procedures for retail credit underwriting for specialized programs and processes, including correspondence lending practices.
- Directed staff and initiatives that supported risk and control management programs, including governance support, risk oversight, risk infrastructure development, identification, quantification, and aggregation of key and emerging risks and operational risks and controls.
- Partnered with key stakeholders to oversee and identify risks and control gaps, including risks associated with new and modified products, services, distribution channels, regulations and third-party operations.
- Developed, maintained, and reported to senior management, accounting for administrative programs to monitor and track lending activities and variances.
- Built and managed high-performing teams of risk professionals through recruitment, training, coaching, performance management, and related managerial activities

THE SANCHEZ GROUP McKinney, Texas
Vice President, Commercial Real Estate and Capital Markets 2018-2020

- Responsible for all commercial real estate including marketing, contracts, and project management for new and developing projects.
- Worked with Texas cities and municipalities to create long-term growth strategies, marketing strategies, and solutions to housing gaps.
- Developed proposals and long-range growth documents to city council members.

- Created work plans to test and evaluate strategies and insights to implement process improvements, organizational changes, and functional strategy efforts.
- Implemented marketing strategies for partner cities.
- Oversaw project management, process execution, and successful delivery of client engagements.
- Scoped problems, identified issues, and designed solutions for clients, quantifying bottom-line financial impact.
- Managed strategic direction of real estate division, focusing on commercial properties.
- Underwrote large commercial projects for investor syndication opportunities, while providing quantitative analytics to support growth strategies.
- Led business office staff, including human resources office.

USAA FEDERAL SAVINGS BANK

San Antonio, Texas

Vice President, Credit Risk, Underwriting Operations2010-2018

- Established credit policy and managed consumer lending and real estate lending operations within the bank
- Managed Auto Lending, credit policy, automated underwriting decision rules, and Credit Card Underwriting Operations
- Interacted with bank regulators, such as OCC and CFPB regarding loan performance, underwriting strategies, business controls, and oversight of portfolio. Lead Collections and Loss Mitigations Teams within Credit Risk allowing for staff augmentation within departments
- Managed overall results relating to safety and soundness exams.
- Designed and implemented automated underwriting system to reduce risk and improve business controls.
- Coordinated with credit policy teams and other internal partners for all examinations.
- Established business controls to adhere to internal policies, federal regulator requirements, investor guidelines, and Government Sponsored Enterprises (GSEs).
- Handled internal systems data management, including system data ownership, quality and timely updates for internal reporting, portfolio reviews, and loan management.
- Created Loss Mitigation Strategies for implementation, while leading teams of Collectors, Underwriters, and Project Delivery teams.

EDUCATION

UNIVERSITY OF PHOENIX, Phoenix, Arizona
Bachelor’s Degree, Business Administration

COMMUNITY ACTIVITIES

- Volunteer, **Davidson Respite House**, San Antonio, Texas (2012-2018)
- Board Member, **Child Safe**, San Antonio, Texas (2015-2020)
- Volunteer, **Child Safe** Capital Campaign Committee, San Antonio, Texas (2017-2020)
- Founding Member, **Children’s Bereavement Center**, Rio Grande Valley, Texas (2017-2020)
- Volunteer, **McKinney Little Free Pantry**, McKinney, Texas (2018-2023)
- President, **Castlehills Condominium HOA**, San Antonio, Tx,. (2021-2023)
- Vice-President, **Las Puertas HOA**, South Padre Island, Tx. (2022-2024)
- Vice-President, **Canyon Lake Hills HOA**, Canyon Lake, Tx,. (2022-2023)

PROFESSIONAL DEVELOPMENT

Texas Real Estate Broker License

J. Martin Sanchez

McKinney, Texas

210 Adriatic Parkway Suite 200

McKinney, Texas 75072

(469) 424-5900

martin.sanchez@thesanchezgroup.biz

Summary of Qualifications:

29 years directorial experience in planning, marketing, and consulting on city, regional, and national levels

Professional Experience:

CEO - The Sanchez Advisory Group (TSAG) March 2005 – Present
Full-Service Community Development set of companies

Other select Companies with which Mr. Sanchez is involved:

- LeoMar Ventures, LLC (Chairman of the Board for new Family Office Portfolio)
- Sanchez and Associates, LLC (CEO)
- Private Family Office (Board Member) \$30 million real estate portfolio
- Sanchez Charities, LLC (501 (c) 3 not for profit foundation)
- Sanchez Asset Management, LLC (Manager)
- Conley Commons Master, LLC (Managing Partner)
- Sanchez Land Development Group, LLC (Managing Partner)
- Bonhamland Development Company, LLC (Managing Partner)
- ZOEM Real Estate, LLC (Partner)
- Secured Title of Texas (Past Board Member)

Previous Employment

Kimley-Horn and Associates, Inc.	2001-2005
Office Practice Leader, Chief Planner	
City of McKinney	1999-2001
Senior Planner	
City of Plano	1997-1998
Long Range Planner	
Center for Housing and Urban Dev. Research Center (TAMU)	1993-1997

Education:

Master of Urban and Regional Planning:	Texas A&M University, 1995
Bachelors in Economics (Minor in Ethics and Spanish)	Texas A&M University, 1992

Professional Credentials / Awards / memberships / Volunteer:

Professional

City of McKinney Mainstreet Partner of the Year 2020
KHA Outstanding Project of the Year Central Region 2004
KHA Corporate Secretary and Associate for KHA 2004
El Paso, Texas 40 under 40, 2003
Outstanding Marketing Award for KHA Central Region 2001
McKinney Development Project of the Year-Craig Ranch, 2001
McKinney Planning Excellence Recognition, 2000, 2001
McKinney, Texas Community of the Year 2001 Award
McKinney Planning project of the Year 2001 Award
McKinney Development Project of the year 2001 Award
Urban Planning / Economic Development:

- City of Mt. Vernon EDC Director 2021-2022
- City of Bonham Texas 2019-2022
- City of Weston City Planner 2001-2004; 2018-2019 (KHA / Sanchez)
- City of McLendon-Chisholm 2001-2003 (KHA)

Plano Planning Excellence Recognition, 1996

Past Memberships

American Institute of Certified Planners
American Planning Association
Texas Chapter of the APA Board Member
Public Officials Development Officer for TXAPA 2001-2004
Planning Commissioners Journal Article Reviewer 1997-2001

Volunteer

Continuum of Care Board of Directors – Dallas MSA 2020-2021
Habitat for Humanity Board of Directors – Collin County 2012-2014
Title Midwest Board of Director – 2018 - 2020
Board Member for Richardson Development Center for Children 1997-1998
Board Advisor for Project Unity (Bryan Texas) 1995-1996
Architectural Standards Committee Liaison 1998
Tree Preservation Committee Liaison 1999
Transportation Committee Liaison 1998-1999
City of McKinney Habitat for Humanities (2015)
City of McKinney Chamber of Commerce Board of Directors (2012)

Projects of Interest

City Park – Toronto, CAN (Stacy Townhomes, Anna Mixed Use) 2021 - Present
Carleton-Behr Family Office North Texas Division
GSR Investments 2021-Present
Mahantraj Investments – 2019 - Present
Knight Development – McK. Housing Authority Collaboration 2022 - Present
City of Bonham Texas – Development Code Updates 2021
Pinnacle at Craig Ranch (Drees Homes) 2021

Carleton Development: McK Housing Authority Collaboration 2017-2021
Ground Floor Development – McK. Housing Authority Collaboration 2008-2014
US 380 C&D Landfill 2010 - Present
Barcelona Homes (Centurion American Development: Drees, American Legend)
Kinstead (ZOM) 2019
Vineyards I & II (Gee Family Builders) 2012 - 2016
Valliance Bank Building (RT Oliver) 2006 - 2008
Racetrac Corporation (multiple locations) 2006 - Present
Village Park Residential Community 2001 - 2004
Saddle Club at McKinney Ranch 2002 - 2004
McKinney Ranch, Ltd. \$12 mm Roadway PPP 2001 - Present
Chan Trust 2001 - 2004
El Paso Water Utilities Master Plan 25,000 acre Master Plan 2002- 2005
McKinney Regional Employment Center Land Use Plan 1999 - 2001
Craig Ranch Master Planned Community 2000-2023

Public Involvement Specialist

City of McKinney Airport Road Consensus Building
City of Lancaster Master Thoroughfare Plan Consensus Building
City of McKinney South Berkshire Elementary Park
City of Balch Springs Master Parks Plan Consensus Building
Brownsville MPO Traffic Access Mgmt Consensus Building
Citizen Involvement Facilitator for:
McKinney Arch Standards Ordinance
McKinney Tree Preservation Ordinance
McKinney Parks Master Plan Update
McKinney Master Thoroughfare Plan Update
McKinney Census 2000 Community Liaison
McKinney Six City Hike/Bike Trail Plan
McKinney Annexation of 10 square miles
City of McKinney Aquatic Facility
City of Carrollton Neighborhood Parks

Presentations / Publications

Select Presentations

- ❖ Zoned over 30,000 acres since 1992
- ❖ Regular reporting to Client Board of Directors and International Fund Managers
- ❖ *Developer's Perspective*: Texas Downtown Association Annual Conference October 2019. Plenary Participant.
- ❖ *Planning 101: Best Practices Training* –West Texas Chapter of Texas APA (October 2004)
- ❖ “Southside Development District” 2003 – Facilitated a Long Range symposium for San Antonio Mayor Garza to introduce the newly created special district to regional and national Stakeholders / Land Developers
- ❖ Roles of a Planning and Zoning Commissioner – City of McLendon Chisholm for Texas APA (TXAPA 2002)
- ❖ Creating a Balanced Development Process – City of Anna on behalf of TXAPA (2002)
- ❖ “From Citizen Advocate to Public Officialdom” 2002 Neighborhoods USA Conference on behalf of TXAPA (Houston)
- ❖ Updates to the McKinney Comprehensive Plan (Master Thoroughfare Plan; Transportation Plan; Master Parks Plan) (2001-2002)
- ❖ Conference Presenter for 2001 TXAPA Annual Conference “Community Leaders and the Public – Putting it Together”
- ❖ Symposium Presenter for 2001 TXITE series: “New Urbanism in a suburban community – Making it work”
- ❖ Conference Presenter for TXAPA Planning and Zoning Commission Training – Southmost Section (Edinburg) (2002)
- ❖ Conference Presenter for TXAPA Planning and Zoning Commission Training - Central/San Antonio Section (2001)
- ❖ Conference Presenter for TXAPA Planning and Zoning Commission Training - Southmost Section (South Padre Island 2001)
- ❖ Presenter for Short Course I & II for 2000 TXAPA Annual Conference: “Balancing High Growth and Quality of Life” (2000)
- ❖ Presenter for 2000 UMANT Annual Conference: “High Growth Issues - Reactive vs. Proactive”
- ❖ Hosted Planning Symposium for over 30 Planning and Zoning Commissioners and professional planners titled: “Roles of a Planning Commissioner in a Growing Community” (McKinney 2000)
- ❖ Guest Speaker: “Long-range Planning and Community Vision” (McKinney Women’s Group 2000)
- ❖ Guest Speaker: “Meaningful Public Involvement in Planning” (McKinney Lion’s Club 2000)
- ❖ Guest speaker: “Growth Management Issues in a Growing Area” (University of Texas 2000)
- ❖ Guest Speaker: Continuous Quality Improvement in Planning (KHA 1999)
- ❖ Conference facilitator: “Issues That Prevent Cross-Agency Collaboration in Community and Economic Development” (sponsored by: Project Unity and TAMU College of Education, 1996)
- ❖ Lecturer on importance of ongoing public involvement in community and economic development (TAMU Master of Urban Planning - Professional Development Series, 1995-1996, 2001-2002)

Select Publications / Presentations (continued)

- ❖ City of Mt. Vernon Texas Economic Strategic Plan 2021-2022
- ❖ City of Bonham Subdivision Ordinance 2020
- ❖ City of Bonham Zoning Ordinance 2020
- ❖ City of Bonham Development Handbook 2020
- ❖ City of Bonham Future Land Use Plan 2020
- ❖ Town of Weston – Development Guidelines 2019
- ❖ Studies and reports while at Kimley-Horn:
 - Authored:
 - “Northeast El Paso Master Plan”
 - “City of Bedford Corridor Impact Study”
 - “City of Hurst Pipeline Road Urban Renewal Study”
 - “City of McLendon-Chisholm Comprehensive Master Plan”
 - “City of Weston Comprehensive Master Plan”
 - “City of Weston Subdivision Ordinance”
 - “City of Weston Zoning Ordinance”
 - “City of Weston Sign Ordinance”
 - Co-authored
 - “City of Balch Springs Master Thoroughfare Plan”
 - “City of Balch Springs Master Parks Plan”
 - “Brownsville MPO Traffic Access Management Plan”
- ❖ Studies while at the City of McKinney:
 - Authored
 - “Master Thoroughfare Plan 1999”
 - “Architectural Standards Ordinance 2000”
 - “Tree Preservation Ordinance 2000”
 - “Regional Employment Center – Urban Overlay District 2001”
 - Co-authored
 - “Master Parks Plan Update 2000”
- ❖ Studies while at the City of Plano:
 - Authored
 - “Zoning and Development Annual Report” 1998
 - “Plano Parkway Overlay District” 1998
 - “SH 121 Overlay District” 1997
 - Co-authored
 - “Multi-Family Policy Revisions” 1997
 - Updates to various chapters of the City of Plano Comprehensive Plan
- ❖ West Community Hospital Socioeconomic Assessment (1996)
- ❖ Sierra Blanca Health Services and Socioeconomic Assessment (1995)
- ❖ Goodall-Witcher Hospital Health Services and Socioeconomic Assessment (1994)
- ❖ La Comunidad del Futuro - Hidalgo Comprehensive Plan: 2010 (1994-95)
- ❖ “Moral Orientations of Justice and Care” 1993; Cambridge Quarterly, co-authored with Dr. Donnie J. Self



Darius Fudge

(Temporary Name Plate)

LE'TALIA BARNES

Phone 817-881-9846 | E-mail Letalia.Barnes@gmail.com

LinkedIn <https://www.linkedin.com/in/letalia-barnes/>

PROFILE

Strategic Leader with over nine years' experience facilitating state and federal grants, technical training, case management, job development, and placement services. Experience managing a multifunctional team of professionals in program development, processes, compliance to federal law, regulations, state guidelines, and monitored program metrics to ensure timely execution of program goals.

AREAS OF EXPERIENCE

- Leadership
- Program Design
- Project Planning
- Process Improvement
- Vendor Procurement
- Quality Assurance
- Microsoft Office - (*Outlook, SharePoint, Teams, PowerPoint, Excel, Word, and Publisher*)
- Data Analytics
- Career Development
- Strategic Problem Solving
- Staff Development
- Technical Training
- Confidentiality
- Federal Policy
- Community Outreach and Engagement

KEY ACCOMPLISHMENTS

- Oversaw grants ranging from \$250,000 to \$3.5million by designing budgets to incorporate operational needs and spending goals.
- Led teams ranging from 12 to 25 staff providing training and job placement services to young adults (16-24 yrs.).
- Pivoted in-person youth services to a virtual environment leveraging cloud resources for documentation storage, participant contact, and tracking in response to meet COVID-19 requirements in 14 days.
- Achieved federal law compliance with record transition to cloud-based storage, providing staff training and management in proper data collection according to COVID-19 policy changes.
- Coordinated new software launch, including facilitation, resource allocation, and training of 200+ staff over eight months.
- Boosted efficacy of case management and client-based services through planning, improving, and launching innovative program policies.
- Developed community outreach strategies resulting in partnerships with over thirty-five organizations.
- Organized events with over one hundred staff and averaging five hundred in attendance.
- Designed over twenty uniquely branded graphical media assets for hard-copy and social media distribution resulting in thousands of event registrations

PROFESSIONAL EXPERIENCE

EQUUS WORKFORCE SOLUTIONS (FORMALLY RESCARE WORKFORCE SERVICES)

December 2010 – February 2021

Various roles advancing from Talent Development Specialist to Program Manger

Young Adult Program Manager

General oversight of WIOA Youth Grant; managed team, provided technical assistance and training, developed strategies, and met performance outcomes and grant expenditures. Designed program activities assisting over seven hundred youth participants in work experience, job readiness, and education services. Interpreted/implemented updated policies and state guidance.

Special Projects Manager

Managed costs, schedules, and performance for three grants and initiatives, including AEL

(Adult Education and Literacy), AARP Foundation, and Community Outreach department(s). Created service delivery models to provide work readiness services.

Program Supervisor

Managed team of twelve responsible for providing employment services in SNAP (*Supplemental Nutrition Assistance Program*) and WIOA Adult/Dislocated workers funded programs. Utilizing industry standards and tools, ensured staff provided job readiness gap analysis, interest assessments, and training referrals for job seekers/participants.

Administrative Coordinator

Served as high-level administrative support providing a wide variety of confidential, analytical, and research duties. Assisted with managing program budget of \$1.2 million for work experience salaries/activities. Supported coordination for programs, meetings, and events, including room reservations, agenda preparation, and calendar maintenance.

Program Coordinator

Managed caseload of 50+ participants in accessing services and benefits by providing education and information about community resources, successfully assisting over 50 clients in acquiring needed aid. Used evidence-based practices such as motivational interviewing to create individualized service plans. Interviewed job seekers to determine training needs, educational background, work experience, skills, and career interests.

EDUCATION 2010 BA IN ORGANIZATION COMMUNICATION MINOR IN BUSINESS ADMINISTRATION

The University of Texas at Arlington, Arlington TX

Communication Department Outstanding Senior of the Year (May 2010)

AWARDS 2019 Foster Youth Award. Texas Workforce Commission Recipient (*2019 Texas Workforce Commission Annual Conference*)

2019 Outstanding Teamwork Award presented by Workforce Solutions Greater Dallas board for outstanding accomplishments implementing WorkinTexas Replacement technical training to the Dallas project.

BUSINESS PLAN

Prepared for:
Sanchez Charities
d.b.a.

“McKinney NeighborHub”



SANCHEZ
Charities

Sanchez Charities, LLC
210 Adriatic Parkway Suite 200
McKinney, Texas 75072
469-424-5900

TABLE OF CONTENTS

I.	History and Background	3
II.	Scope of Services	9
III.	Description of Business	10
IV.	The Market	11
V.	The Competition	14
VI.	Location of Business	18
VII.	Management and Operations	19
VIII.	Use, and Effect of Financing	22

Overview

History and Background

The purpose of this business is to provide an historical context for the proposal as well as a gameplan for operations, stability and growth for the NeighborHub (NH). The genesis for the NH is rooted in the founding principles of the “The Sanchez Group” of companies.

HISTORY:

As a community development firm, The Sanchez Advisory Group (TSAG) is the culmination and evolution of years of effort in the city planning, land development and real estate industry. Kim D. Sanchez, P.E. (KDS) and J. Martin Sanchez, AICP (JMS) were previously employed by a “Fortune 500” national consulting firm. KDS has a Bachelor of Engineering degree from the University of Texas and is licensed to practice civil engineering in several states. KDS has worked for several large land development consulting firms and managed a \$5 million per year practice at Kimley-Horn and Associates, Inc. JMS has Bachelor’s degrees in Economics, Philosophy, and Spanish (1992) from Texas A&M University. JMS also obtained his Master of Urban Planning (1995) from Texas A&M University. JMS has worked for the State of Texas in Community and Economic Development under two different Governors; City of Plano; City of McKinney; and countless EDC’s, CDC’s, Counties, etc. across Texas. At Kimley-Horn and Associates, Inc., JMS led a multi-disciplinary practice of nearly \$10 million per year with practicing teams in Frisco, Dallas, San Antonio, Austin and El Paso Texas.

In 2005, KDS and JMS founded Sanchez and Associates, LLC (S&A) as an Urban Planning and Civil Engineering Consulting Firm. Over the past 19 years, S&A evolved into a full-service land development company and eventually into a community development firm. The overall corporate structure of “The Sanchez Advisory Group” (TSAG) has included a philanthropic focus for over a decade. KDS has extensive experience in not-for-profit endeavors including The Center for Non-Profit Management, Collin County Children’s Advocacy Center, Junior League of El Paso and of Plano, Holy Family School and others. As an urban planner, JMS has focused on affordable housing, community development at the grassroots level, fundraising for not-for-profits and facilitation and promotion of health and human services throughout the state of Texas.

TSAG’s core principles have included a focus on charitable giving and philanthropy from the onset in 2005. In 2018, Sanchez Charities, LLC was established to streamline and focus the firm’s corporate efforts into an operational enterprise. Specifically, Sanchez Charities, LLC (SC) was established with the following goals and principles:

Mission Statement:

The "Mission" of Sanchez Charities, LLC is to leverage the business relationships and skills (internally and externally) that have been developed over twenty years and concentrate the resources of those relationships to improve the lives of Texas residents where specific needs are identified.

Objectives:

Community Development

- Financially supporting local non-profit and other civil organizations

- Participate in leadership roles (Boards of Directors)
- Pro-bono land development consulting for non-profits
- Facilitate corporate relationships with local non-profits
- Increasing awareness for local non profit organizations and their needs
- Coordinate relationships and services between non-profit organizations providing health and human resources
- Support attainable housing alternatives for low income and workforce sectors
- Support and create social programs for special populations

Reduce Hunger

- Establish an anonymous vehicle for the distribution of food staples throughout communities
- Raise awareness about hunger, it’s impacts on society and family, and how community involvement can change current situations.
- Partner with other agencies that focus on “hunger” in order to enhance the overall cumulative impact of the various agencies involved.
- Raise money and other in-kind donations as needed for critical programs and projects.

Community Enhancement

- Financial support for educational programs
- Support of local government and spiritual organizational programs and needs
- Support public art as an integral part of the built environment
- Collaborate, where possible, with other organizations to advance the preservation of cultural assets.
- Raise money and other in-kind donations as needed for the advancement of public-private projects to enhance cultural assets in communities.

Sanchez Charities, LLC is currently proposing to launch a “one-stop resource center” aimed at creating a synergistic location for agencies providing health and human services. This resource center is called the McKinney NeighborHub. Below is a framework plan for the proposal.

McKinney NeighborHub (most recent program launch)

- a. Purchase and donate land for Resource Center for Social Services
- b. Secure development team services for Resource Center for Social Services
 - i. Land planning
 - ii. Civil engineering
 - iii. Architecture
- c. Land Development Consultant for Resource Center for Social Services
- d. Asset Management Consultant for Resource Center for Social Services
- e. Grant Writing Consultant for Resource Center for Social Services
- f. Organizational Structure / Key Anchors:

i. Asset Operations:	Sanchez Asset Management, LLC
ii. Mentorship / Guidance:	Serve Denton
iii. Organizational Operations:	Hope Restored Mission, Tamara Monroe
iv. Case Management:	Hope Restored Mission, Tamara Monroe
v. Food Insecurity	
1. Community Lifeline Center	
2. McKinney Little Free Pantry	
vi. Utility and Rental Cost Assistance	Community Lifeline Center

Sanchez Charities Support of Local Organizations

- | | |
|--|--|
| a. One Heart McKinney: | Advisory Council Member |
| b. McKinney Chamber of Commerce | Board Members |
| c. Franklin County Chamber of Commerce | Board Member |
| d. Collin County Homeless Coalition | Board Member |
| e. Collin County Children's Advocacy Center | Volunteer |
| f. Tiny Pocket Community: | pro bono land development assistance |
| g. Above All Things: | pro bono land development assistance |
| h. Dawoodi Borha Community | pro bono land development assistance |
| i. Centro Cristiano Vida Abundante Church | pro bono land development assistance |
| j. Community Garden Kitchen: | pro bono land development assistance |
| k. St. Andrew's Episcopal Church: | pro bono land development assistance |
| l. McKinney Community Food Bank | pro bono land development assistance |
| m. Junior League – El Paso, Collin County | Board Member / Volunteer |
| n. Rape Crisis Center (Plano) | Volunteer |
| o. Habitat for Humanities | Board Member / pro bono dev assistance |
| p. North Texas Food Bank: | Development Consultant for Expansion |
| q. Love Life: | Fund raising / donations to org: Over \$5,000 |
| r. Cornerstone Ranch: | Fund raising / donations to org: Over \$1,500 |
| s. City Church: | Fund raising / donations to org: Over \$5,000 |
| t. Grace to Change: | Fund raising / donations to org: Over \$5,000 |
| u. Dia De Los Muertos (Board Member) | Fund raising / donations to org: Over \$20,000 |
| v. Empty Bowls: | Collaboration to Fight Food Insecurity |
| w. Hugs Café | |
| i. Provide Lease at below market rates for Hugs Café* | |
| ii. Fund raising and donations to org: over \$50,000 | |
| x. Holy Family School | |
| iii. Believe Race | |
| iv. Pancakes with Santa at FUMC | |
| v. Board Member | |
| vi. Weekend Food Bags for CCS Toddlers | |
| vii. Fund raising and donations to org: Over \$25,000 | |
| y. Community Lifeline Center | |
| i. Provide Lease at below market rates during COVID for 3 years | |
| ii. Fund raising and donations to org: Over \$70,000 in cash and subsidies | |
| z. My Friend Jack's House: | Provide Lease at below market rates |
| aa. Radiant Life Church (The Garden): | Provide Lease at below market rates |
| bb. Revive Church: | Provide Lease at below market rates |
| cc. Hidden Springs of McKinney Senior Living | Sr Residents Knitting Program |
| dd. City and MISD Support | |
| i. City of McKinney | |
| 1. Stormwater Ordinance Committee | |
| 2. Development Committee | |
| 3. Downtown Redevelopment Committee | |
| ii. MISD | |
| 4. Redistricting Committee | |
| 5. Provide Emergency Food Bags | |
| ee. McKinney Housing Authority | |
| i. Development Consultant for Merritt | |
| ii. Development Consultant for Newsome | |
| iii. Development Consultant for Lloyd Owens | |
| iv. Development Consultant for Cockrel | |
| v. Development Consultant for Millenium | |
| vi. Development Consultant for Post Oak | |

Youth, Education, Arts

- | | |
|---|--|
| a. Junior World Affair Council, | IIANT |
| b. YMCA | Youth and Government Program |
| c. Youth Leadership: | St. Andrew's Church |
| d. Youth Leadership: | First United Methodist Church |
| e. McKinney Arts Commission | |
| i. McKinney Blooms, Art Wall at Chestnut Parking Garage | |
| ii. Butterfly Project, Chestnut Parking Garage | |
| f. McKinney Mexican Cemetery Rehab: | Lead Agency supporting Jason Hernandez |

SUMMARY AND PROPOSAL:

As a culmination of the efforts of Sanchez Charities, LLC, the Sanchez Group of Companies, KDS recognized several inefficiencies in the delivery of much needed health and human services in the McKinney Texas area. Specifically, KDS noted the “Gaps and Overlaps” of services in the McKinney community. Additionally, KDS noted the lack of a centralized and/or streamlined approach to in-take, refer, facilitate and/or deliver services. COVID exacerbated the “gaps and overlaps”. The economic fall out of COVID in the ensuing years has exacerbated the need to strengthen the public safety net. KDS contends that a better model for a community of over 200,000 people that is expected to double in population would be to create a one-stop clearing house or resource center where service providers could collaborate and existing services could be offered in a more efficient manner for those in need. The proposal has been to establish a “resource center”: The McKinney NeighborHub.

KDS first proposed a resource center in 2020-2021 and requested funding from MCDC to offset the costs of development. At the time, MCDC opted to not move forward with the proposal for various reasons including:

- Idea “not being baked enough”
- Support for One Heart McKinney’s “digital platform” that would basically be the “digital connection” version of the resource center
- Lack of identified case management
- Need for identified anchor tenants
- Neef for more definition of how the resource center would run

KDs and SC moved forward with the project. KDS, through Sanchez Charities, LLC purchased the identified property at 1820 White Street, McKinney, TX 75069. After purchasing the property, KDS paid for the property to be zoned, site planned and coordinate several infrastructure items to be constructed. The property is wholly owned by the Sanchez Charities, LLC which is a qualified 501 (c) 3 “not-for-profit” organization. Sanchez Charities, LLC has continued to work toward the betterment of the local community by sponsoring other not-for-profit organizations, raising funds for various programs, sponsoring youth programs and continuing to provide anonymous feeding through its own program McKinney Little Free Pantry. SC continues to believe that a “one-stop” resource center is critical for the future of McKinney. SC has continued to move forward with the concept.

In 2023, a number of local service providers approached SC with a renewed interest in banning together to implement the NeighborHub concept. As such, SC ramped up its efforts to address the

original 2020-2021 proposal having addressed many of the previously identified challenges. SC was able to secure measurable commitments from the critical anchors and conducted months of research on best practices and recruited critical affiliates.

Sanchez Charities, LLC (SC) is proposing to develop the subject property for the purpose of establishing a not-for-profit resource center: NeighborHub (NH). The aim of the NH:

1. Case Management
 - a. Single point of contact for those seeking services to reduce trauma during emergency situations
 - b. In-take and connect those seeking services with service providers
 - c. Mail banks, Temporary ID's
 - d. Rehousing Programs
2. Co-locate the major pillars of health and human resources:
 - a. Hunger Relief
 - b. Rental & utility assistance
 - c. Homeless relational ministry
 - d. Hygiene Center
3. Be a conduit for health and human resources
 - a. Keep and maintain an active database of the various service providers in the area and their in-take processes and qualifications
 - b. Facilitate the connection of those seeking services with service providers
 - c. Provide logistical support for those needing services
 - i. Temporary ID's
 - ii. Mail services
 - iii. Transportation from the NH to other critical locations
 - d. Network health and human resources to improve efficiency of services.

Scope of Services

The legal entity that owns the subject property is Sanchez Charities, LLC. It is anticipated that the SC will “do business as” (d.b.a.) “NeighborHub” until such time that a separate entity is formed and a long term Board of Directors is established. Additionally, SC’s goal will be to establish and monitor the financial metrics of the NH project until it has transitioned into an independent program and entity. The goal for SC is to allow the NH to be an independent organization which is run by the a separate body in the future. In order for this to happen, the center must first be constructed, the NH operations must be established and a long term financial plan must be implemented.

For this endeavor, the Sanchez Charities, LLC Board of Director shall be the NH Board of Directors:

- | | |
|--|------------------------|
| - Kim D. Sanchez Founder Sanchez Charities | Chair of NeighborHub |
| - La Talia Barnes, NPT Partners | Boardmember |
| - Rosie Cano, Citi Bank | Boardmember |
| - Laura Lewis, Esq., Canada Lewis & Assoc. | Boardmember |
| - J. Martin Sanchez, CEO, TSAG | Boardmember, Ex Oficio |
| - Darius Fudge, CPA, WIN Solutions | Boardmember |

Description of Business

Legal Corporate Status

Sanchez Charities, LLC, has been established and registered in the State of Texas. Sanchez Charities, LLC will establish a d.b.a. as “NeighborHub”. Sanchez Charities, LLC current operations is at 210 Adriatic Parkway Suite 200, McKinney Texas 75072 but has active projects and programs throughout the Collin County and Franklin County areas.

Legal Representation

Sanchez Charities, LLC was established using the legal services of Canada Lewis & Associates, PLLC located at 5550 Granite Parkway Suite 195, Plano Texas 75024; 469-664-0120. Laura Lewis, Esq. has been retained as the corporate attorney for this entity.

Financial Representation

Sanchez Charities, LLC’s Certified Public Accountant is Darius Fudge, CPA, CEO Wealth Integrity Network Solutions located at 3343 Peachtree Rd. NE Suite 145-2095, Atlanta, GA 30326 (888-784-9467 (WINS)); www.winsconsultant.com.

Banking:

Sanchez Charities, LLC’s currently has active banking relationships at First United Bank, N.A. in McKinney Texas.

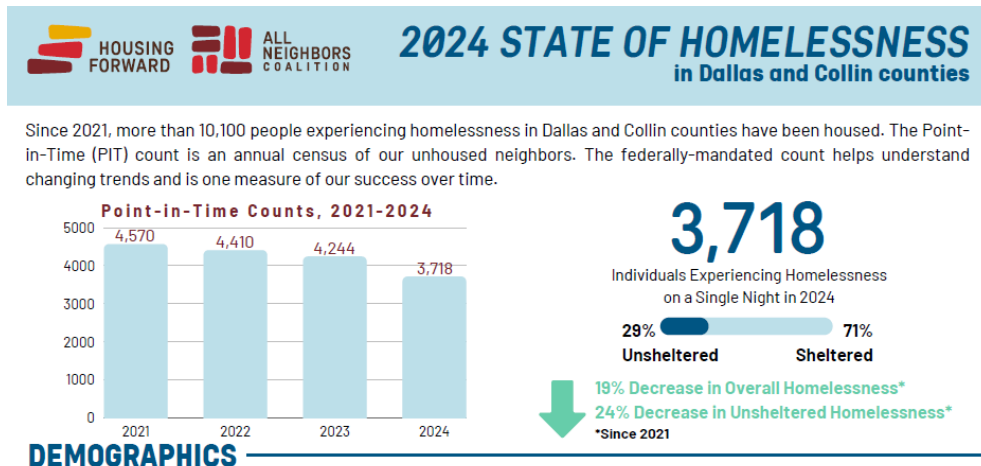
The Market

Target Market:

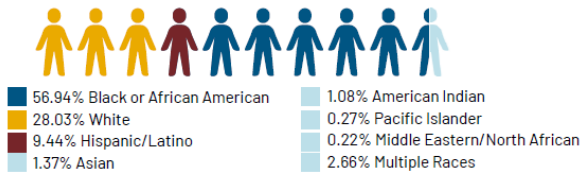
Collin County / McKinney stats

It is difficult to quantify the number of people in the City of McKinney who are accessing services and/or are in need of health and human services. Collectively, the “not for profit” organizations and the local government use Census data as baselines (socio economic data such as income levels, housing statistics, etc.) and most agencies then collect real time data for their individual services.

One of the challenges is that many agencies do not share data with each other as the data is the foundation for their individual respective fundraising efforts. The NH aims to aggregate and share generic data with other groups in order to provide service smore efficiently.

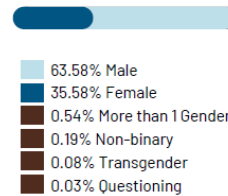


Race/Ethnicity

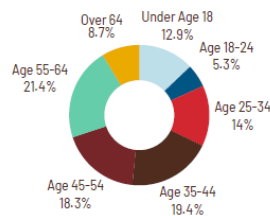


Black households make up just 19% of the general population in Dallas and Collin Counties but 57% of the homeless population.

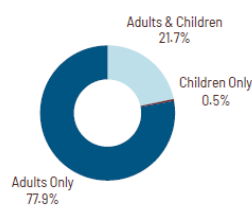
Gender



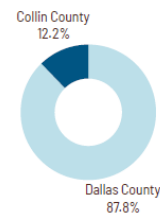
Age Distribution



Households



County



As far as baseline data, below are some general statistics as collected and published in the 2018 ACS Study compiled by the City of McKinney’s Community Services Division.

- 12,075 single person households in McKinney
- 724 of those single person households in McKinney experience housing needs
- By 2023, the number was expected to grow to 910 single person households with housing needs

- Single person households median income of \$41,907 vs. all other households \$90,725
 - i. 23% of the single person households worry about escalating rents
 - ii. 13% of the single person households struggle to pay existing rents/mortgages
- Reasons given for the inability to purchase homes
 - i. Unaffordable (37%)
 - ii. Insufficient disposable income to save for downpayment (25%)
- According to HUD’s Comprehensive Household Affordability Strategy (CHAS):
 - i. 15% of all McKinney households have at least one person with a disability
 - ii. 42% (3,415) of those households with people with disabilities experience housing problems as of the date of the study
 - iii. The total number of households with disabilities with housing problems is expected to rise to a total of 4,290; an increase of 26% in the coming two (2) years
- Based on national averages, it is estimated that 7,391 McKinney residents are likely to experience some type of domestic violence. Statistically, 2.4% (179 residents) of potential victims of domestic violence in McKinney will require housing services each year.
- In McKinney, nearly 6,100 renter households earn less than the Area Median Income (AMI)
- In McKinney, nearly 5,500 owner households earn less than the AMI
- Nearly 2,500 “small related” renter households and 1,500 “other” renter households are cost burdened meaning they pay more than 30% of their income for rents or mortgages
- Nearly 1,100 of households in McKinney had incomes of less than \$25,000

Point in Time Race & Ethnicity by HH Type	AC	AO	CO	Totals	% Race
American Indian, Alaska Native, or Indigenous	2	0	0	2	0.84%
American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	0	0	0	0	0.00%
Asian or Asian American	1	1	0	2	0.84%
Asian or Asian American & Hispanic/Latina/e/o	0	0	0	0	0.00%
Black, African American, or African	59	48	0	107	44.77%
Black, African American, or African & Hispanic/Latina/e/o	1	0	0	1	0.42%
Hispanic/Latina/e/o	3	10	0	13	5.44%
Middle Eastern or North African	0	0	0	0	0.00%
Middle Eastern or North African & Hispanic/Latina/e/o	0	0	0	0	0.00%
Native Hawaiian or Pacific Islander	0	0	0	0	0.00%
Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	2	0	0	2	0.84%
White	19	80	0	99	41.42%
White & Hispanic/Latina/e/o	0	3	0	3	1.26%
Multi-Racial & Hispanic/Latina/e/o	3	0	0	3	1.26%
Multi-Racial (not Hispanic/Latina/e/o)	3	4	0	7	2.93%
Total Persons	93	146	0	239	

In collaborative discussions with the Collin County Homeless Coalition, Hope Restored Mission, One Heart McKinney and others, the reality is that there is a great many people that are “one decision” away from ending up needing health and human resources. Triggers include loss of a job, death of a family member, divorce, health problems, etc. The service providers in this field all agree that it is far less expensive to prevent the problem with timely and strategic support than to reverse the problem once individuals become unhoused. It is for this reason that the NH is targeting certain key anchors to address some of the challenges:

Preventative Measures:

- Food assistance
- Rental assistance
- Utility Assistance
- Case management to steer individuals into appropriate programs to support the individual

Intervention Measures:

- Relational ministries
- Hygiene Center
- Emergency food
- Counseling

The McKinney NeighborHub is not proposing “new programs”. The McKinney NH is simply organizing the already existing programs into a more streamlined fashion for efficiency and more timely and strategic delivery of services. There is a great many organizations that are actually delivering services. The McKinney NH only proposes to help organize the overall effort for improved delivery. The McKinney NH will act as a clearing house for these services and will reduce overall operational expenses so that more money can be directed towards actual services.

The Competition

As a “not for profit” organization, SC has no real competition in the traditional sense. This is not to say there is no risk; rather, as a not for profit, the normal risk profile is more focused on sound management, funding, etc. vs. competition and market share. SC did research and learn from a other organizations which have also focused on “one-stop” type of resource centers in order to improve its business model. Specifically, SC researched the following:

Serve Denton (from their website):

City of Denton Mayor Elinor Hughes first proposed the idea of a one-stop human services center in 1976. She formed a commission to study the idea, and they identified several potential properties; however, a lack of funding prevented the idea [from] moving forward. In 2001, a group of community leaders formed a nonprofit called the Denton Assistance Center, Inc. in the hopes of resurrecting this idea. They raised some funding but were not able to find a building or the necessary support. Eventually, the organization went dormant.

In 2011, Denton Bible Church (DBC) sought ways to better use the excess property they owned and returned to the idea of creating a nonprofit office complex. Remaining members of the Denton Assistance Center, Inc. met and agreed to transfer the 501(c)3 to the new group. Pat Smith, Priscilla Sanders and Gary Henderson led this group. They retained the legal name but changed the operating name to Serve Denton. A new board of directors was seated February 9, 2012, and Serve Denton began operations.

Serve Denton operates two properties—both provide quality space at a reduced cost to nonprofit organizations. This arrangement enables nonprofits to allocate more of their funding toward their mission, instead of overhead costs and provide services that help individuals and families become self-sufficient. The main campus, [Serve Denton Center](#), is located at 306 N Loop 288 and is expanding significantly.

Initially, Serve Denton had a long-term lease agreement with DBC on a 32,000 sf building. When a local school wanted to purchase the building, we negotiated a \$1M termination fee to allow Serve Denton to relocate. Through this transaction, the deed to The Wheeler House was also acquired. The \$1M allowed Serve Denton to put a down payment on the new building and complete Phase 1 construction. Operations and partner agencies were moved into portable buildings in September 2017 while construction took place.

Phase 1 is 10,500 sf of quality office space that can serve 10-15 nonprofits. Construction began in September 2017 and finished in late February 2018.

Phases 2, 3, and 4 are home to Health Services of North Texas, Children’s Advocacy Center for Denton County, and Denton Community Food Center. All three phases were completed and opened in October 2019.

Today, Serve Denton is fully operational. The dream has become a reality.

Serve Denton is the largest nonprofit center in Denton County and one of the largest in Texas. It is a 4.8 acre nonprofit center located on North Loop 288. Over 29,000 cars pass by our location every single day and there is a DCTA bus stop right across Market St. We partner with numerous local nonprofits—most of which have physical offices in the building—in order to make social services more accessible for people in need. The Serve Denton Partners pay 50% less than they would in

another office space in town. Not to mention the WiFi, cafe, printing and copying, 4 shared meeting rooms and community of like minded nonprofit professionals that comes with their rent. In fact, our partners collectively save over \$500,000 every year. That's money they can use to expand their programs, hire more staff and help more people in need. For those in need, finding help should be easy. Now, it is. With multiple nonprofits working together to meet people's needs in one location, someone simply has to come to the Serve Denton Center to find help for food, bills, healthcare, counseling and much more. [They] believe that [they] can do more together than we can apart.

SC evaluated the applicability of many of the Serve Denton (SD) approaches to providing health and human resources. The major concepts that are being translated and utilized in the McKinney NH are the following:

- Co-location of critical anchor tenants that stabilize the functionality and success of the facility
- Critical functions to be addressed should include food insecurity
- Low-cost leases to service providers
- Efficiency in the facility so as to drive down cost of space (common spaces, restrooms, conference rooms, etc.)
- “It’s okay to start small with a big vision” mentality. Today’s facility may not (and should not) be the end all be all; but McKinney has to start somewhere.
- Providing space and mentorship for fostering new service providers and not-for-profits

Children’s Advocacy Center (from their website):

The Children’s Advocacy Center model of a Multi-disciplinary Team (MDT) approach, was developed through the vision of Former Alabama Congressman, Robert E. “Bud” Cramer, Junior. While serving as District Attorney, Cramer reached the conclusion that efforts to investigate and prosecute child abuse were often duplicated and inefficient. In a criminal justice system designed around adults, child victims were being re-victimized by the system, having to retell their abuse stories to multiple investigators. Criminal cases were weakened by the lack of coordination between agencies. Therefore, Cramer and a group of key individuals pulled together law enforcement, criminal justice, Family and Protective Services, and medical and mental health workers into one coordinated team. Congressman Cramer’s vision to create a child-friendly environment where children could receive all services needed to help heal from abuse led to the creation of more than 1,000 Children’s Advocacy Centers across the country, with more than 70 centers in Texas.

The Multi-Disciplinary Team (MDT) is comprised of highly trained child abuse professionals each having their own unique area of expertise. At Children’s Advocacy Center of Collin County, the MDT works in collaboration throughout child abuse investigations. As a result, investigators and detectives are able to complete investigations more effectively and expeditiously, leading to stronger cases for prosecution. Furthermore, agency responses and support to victims and non-offending caregivers are improved and trauma is reduced.

Each year, more than 4,500 children are reported as abused or neglected in Collin County. Through the services provided at the Center, these children are able to find safety, healing, and justice. Children’s advocacy centers provide a safe, child-friendly environment where law enforcement, Texas Department of Family and Protective Services (DFPS), prosecution, medical and mental health professionals may share information and develop effective, coordinated strategies sensitive to the needs of each unique case and child. The CAC model operates by bringing services to the child instead of the child going from place to place to tell their stories and get help. At Children’s Advocacy Center of Collin County, we house more than 200 professionals under one roof with the purpose of protecting children from further harm and helping them heal from the trauma of abuse. Core services provided by the Center are Forensic Interviews, Family Advocacy and Support Services, Therapeutic Counseling, and Community Education.

SC evaluated the applicability of many of the CAC approaches to case management. The major concept that is being translated and utilized in the McKinney NH is the concept of “wrap around” services around the recipient of care. By reducing the in-take trauma and organizing the services around the individual, the case management is more efficient. The efficiency will lead to better effectiveness when trying to connect the individual in need with the larger ecosystem of services available.

Our Calling (from their website):

Our Calling (OC) operates a zero-barrier outreach center near downtown Dallas that provides laundry, showers, clothing resources, food, phone charging stations, free WiFi, and more. The OC outreach center also serves as a hub for more than a dozen partner organizations offering specialized services, including medical, mental health, VA, SNAP, ID, intake for rehabs, and housing assistance. OC also has specific programs that target women (Women’s Center) [which has unique challenges].

The foundational underpinnings of OC are spiritual and faith based. As OC states it:

OurChurch. It’s our faith that inspires us to love our most vulnerable neighbors as if they were Jesus. We see the traditional Church model as integral to the solution, so we created OurChurch. We offer a weekly church service, small group Bible studies, recovery, and life skill classes with a team of staff pastors.

OC has a variety of specialized programs they administer:

Placement Solutions. *Our Placement Solutions team creates personalized plans to help people exit homelessness by identifying solutions that are the best match for each individual’s needs. These include but are not limited to:*

- Detox
- Substance abuse recovery programs
- Dual diagnosis programs
- Domestic violence shelters
- Family reunification
- Trafficking and exploitation recovery programs
- Senior living
- Housing
- Regeneration programs
- In 2023, OC was able to rehome individuals 1,359 times

Street Outreach. *Led by staff and supplemented by volunteers, [the]Street Outreach teams engage unsheltered homeless neighbors where they are – under bridges, in the woods, behind liquor stores, and within abandoned buildings. Street Outreach is empowered by public reports of homeless individuals and encampments from [the] mobile app. On average, they visit more than 3,000 encampments each year.*

OurDirectory. *OurDirectory is a printed guide to the most accessible resources for the unsheltered homeless in Dallas County. The directory contains hotline numbers, resources, rehabs, shelters, and a map of downtown Dallas agencies.*

OurSoftware. *[Has] created five unique platforms and apps used to enable daily operations and programs at OurCalling. Most notable is the [OurCalling app](#) – a public app used nationwide that delivers more than 100,000 referrals to services every day.*

Inclement Weather. *When extreme weather (both hot and cold) hits Dallas, OurCalling increases its efforts to ensure our homeless neighbors stay out of the dangerous weather by: becoming a cooling station in the summer, and by spearheading an inclement weather shelter in the winter.*

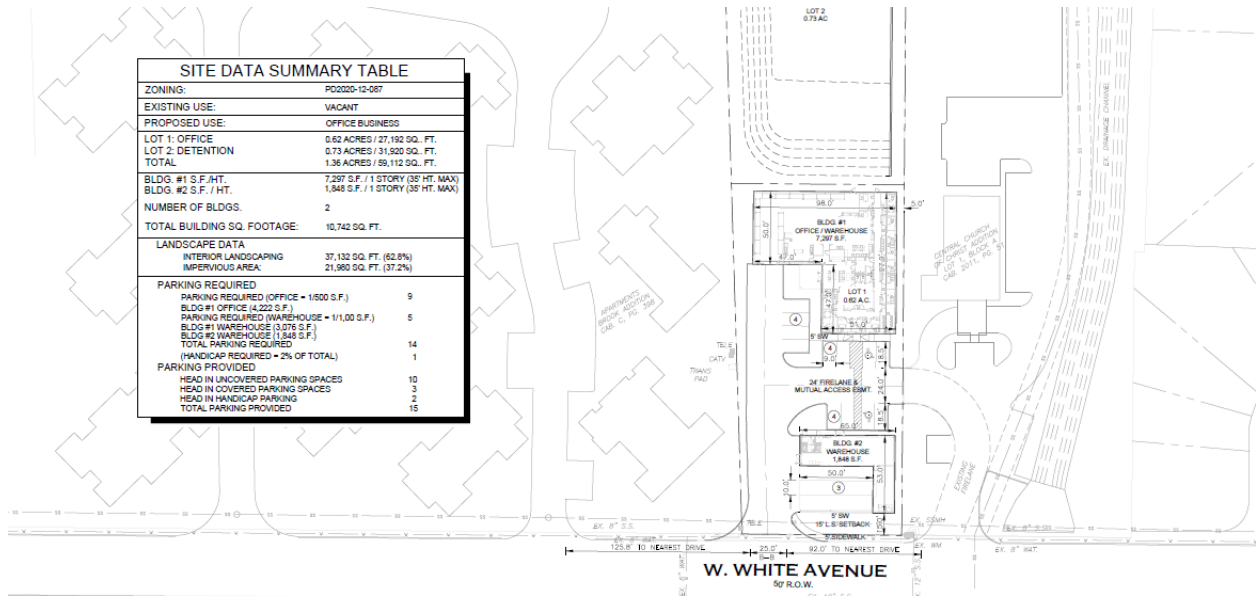
OurCommunity. [Are] raising funds to build an extraordinary tiny home community designed to provide long-term, comprehensive, and relational care to our homeless neighbors that need permanent support and are at risk of dying on the streets. Residents will have access to on-site wrap-around support services.

SC evaluated the applicability of many of the OC approaches to health and human resources; especially to the most vulnerable populations. The major concepts that are being translated and utilized in the McKinney NH are as follows:

- Recognition of and addressing emergency inclement weather conditions
- The use of technology to communicate with those in need as well as social service providers. This technology also aids in fundraising.
- Identification and utilization of various housing strategies
- Reconnecting individuals with “family” and “friends” as a primary strategy
- Hygiene centers
- Mail Banking and Temporary ID systems
- Relational ministries

Location of the Business

The NeighborHub (NH) will be located at 1820 White Street. The business operations will be at 210 Adriatica Parkway Suite 200, McKinney Texas 75072. It is anticipate that the NH campus will generally be as follows below:



The site is intended to house up to three buildings with a total of +/-10,000 sq. ft. to house the major anchor health and human resources tenants.

Management and Operations

Although Sanchez Charities, LLC is owned by the two founders:

- Kimberly D. Sanchez, P.E.
- J. Martin Sanchez, AICP

The owners have assembled a Board of Directors to provide guidance and support for the overall organization. The Current Board of Directors is as such:

- | | |
|--|-------------------------|
| - Kim D. Sanchez Founder Sanchez Charities | Chair of NeighborHub |
| - La Talia Bryant, NPT Partners | Boardmember |
| - Rosie Cano, Citi Bank | Boardmember |
| - Laura Lewis, Esq., Canada Lewis & Assoc. | Boardmember |
| - J. Martin Sanchez, CEO, TSAG | Boardmember, Ex Officio |
| - Darius Fudge, CPA, WIN Solutions | Boardmember |

For the actual NeighborHub, the SC Board of Directors have established a network of professionals to assist in the implementation of business model. These service providers shall be the pillars on for the McKinney NeighborHub. The following four (4) organizations have executed Memorandums of Understanding regarding their future tenancy indicating their desire to become full tenants of the NH facility upon completion. It is important to note, that the “functions” these organizations fulfill are critical to the long term success. If for some reason, the particular organization is unable to locate as a tenant to the NH, then SC shall focus its efforts on “backfilling” their role.

Hope Restored Missions (Tamara Monroe): Case Management

Hope Restored Missions began in the spring of 2019. The founder, Tamara Monroe, began a faith walk and partnered with three other servant leaders to form HRM. She saw a need for more resources and urgency to serve those most in need; the impoverished and the homeless.

Since its grassroots launch, Hope Restored Missions has been the first point of contact for many vulnerable individuals facing homelessness in our Collin County and North Texas communities. The majority of the organization is staffed by volunteers who come from all around the DFW metroplex. With this core of dedicated volunteers, they have supported over 2,450 individuals on their journey to securing housing, gaining access to medical/mental healthcare, building employability skills, and regaining wellness and stability.

Streetside Showers (Lanc Olinski): Hygiene Center

Lance has lived in Collin County for over 16 years. He received his bachelor’s degree from Oral Roberts University in Tulsa, OK. He has been serving on The Collin County Homeless Coalition for the last 4 years. Streetside Showers offers hope and helps restore human dignity to the homeless community in the form of a hot shower and personal hygiene care. Currently, Streetside Showers provides showers, hygiene and emergency non-traditional laundry services in ten (10) cities over four (4) counties.

Emmanuel Labor (Paul Ballesteros): Relational Ministry

Paul’s heart for those in need was captured at a young age through his parents’ example. During a trip to Washington DC in 2011, he was deeply impacted. This led him to work extensively with people experiencing homelessness in New York City, Dallas, and Fort Worth. Currently based in McKinney, TX, Paul provides practical insight and resources to those who want to make a meaningful difference in their communities. The mission of Emmanuel Labor is to address the needs of individuals affected by homelessness and poverty, modeling the love of Jesus Christ.

Community Lifeline Center: Hunger Relief and Emergency Financial Support

Their goal is to provide firm footing to those experiencing temporary crises. Their needs may range from financial support to goods and services. To those who may need a little extra help, CLC provides utility cost assistance, rental cost assistance and food. In 2023, CLC fed over 46,000 of our Collin County neighbors. In 2024, it is expected that CLC will double the number the number of people fed.

Additionally, the NH start up efforts have secured Letter of Support from a variety of not-for-profit groups in the local area. These individuals and organizations have committed to support the endeavor:

Support (MOU's and Letters)	
Hope Restore Mission (Agency Lead – Case Management / mail bank / ID's)	One Heart McKinney (Technology, Transportation)
Community Lifeline Center (Utility and rental assistance, food)	Love Life Foundation (Support and Fund Raising)
Street Side Showers (showers / laundry)	Emmanuel Labor (Relationship building, assessment, “What’s next Mentality”)
Christ Fellowship (resources, volunteers, grassroots)	Grace To Change (Addiction counseling)
McKinney Little Free Pantry (24/7 anonymous emergency food)	Volunteer McKinney (resources, volunteers, grassroots)
Lift R&R (Finding resources)	Samaritan Inn (Transitional Housing)
Community Garden Kitchen (Hot Meals)	My Friend Jack’s House (Youth counseling)
Rick Grady (CC Housing Coalition)	Holy Family School (Low-cost quality child care)
McKinney Community Food Pantry (food)	AEYL / Above All Things (Youth Mentorship)
Rebecca Inchauste Leadership McKinney Alum / Frost Corporate Banker	Rescore (Technology)
Laura Lewis, Esq. Canada Lewis & Associates, PLLC	Rosie I. Cano CITI Bank
Greg and Tia Arrington (Above All Things)	

The NH shall focus on organizing and providing necessary health and human resources. The “Business Operations” of the facility will be the responsibility of the Sanchez Charities, LLC and it’s network of professions. Through its corporate structure, SC has an existing logistics team in place:

- Sanchez Asset Management, LLC will provide:
 - i. Asset management and maintenance
 - ii. Bookkeeping

- iii. Accounting as a separate chart of accounts from SC
- iv. Banking (done through First United Bank)
- v. Daily operation
- Canada Lewis & Associates, LLC shall provide the legal work for the future independent NeighborHub organization. This will include by-laws, operational agreements, and guidance for a future Board of Directors separate from SC.
- Wealth Integrity Network Solutions shall continue to be the CPA for Sanchez Charities, LLC and the burgeoning McKinney NeighborHub organization.
- Fundraising
 - i. Each individual service provider shall be responsible for its own fundraising activities
 - ii. SC shall augment fundraising activities by engaging a staff grant writer. The SC fundraising will be the for the following purpose:
 - 1. Operational expenses
 - 2. Creation of “rainy day fund” for the McKinney NeighbhorHub Resource Center
 - 3. Acceleration of debt reduction
 - 4. Scholarships / grants for individual service providers

Use and Effect of Financing

LOAN REQUEST

The funds being requested are for the infrastructure development costs for the subject property.

Table 1.0: Grant Request from MCDC

On Site Development Costs	\$517,192
Grading/Erosion/Mobilization	\$39,670
Water	\$62,250
Sewer	\$13,975
Storm	\$24,180
Pavement	\$145,350
Development Fees	\$190,725
Site Finalization	\$12,500
Contingency	\$28,543
Total:	
Grant Request % of Project Budget	16.15%
Equity % of Project Budget	29.40%
Debt Bal % of Project Budget	61.12%

SC estimates that the requested grant funding from MCDC of \$517,192 is approximately 16.15% of the total project budget.

SC has applied for a grant from the Mueller Company which would be an “in-kind” donation of one metal building of up to 4,000 sf. If received, the grant would have a value of nearly \$250,000. SC is also working on grant applications with the following organizations:

- Texas First Resources
- United Way Metropolitan Dallas
- Communities Foundations of Texas

Each of these organizations has been identified as potential funding sources due to their published interest in high impact proposals specifically like “resource centers” which are seen as a collaborative. Specifically, Texas First Resources is trying to target the 75069 zip code. It is critical to note that each dollar received via grants and donations will alter the Project Budget by reducing the amount of total debt and by default debt service. SC is focused on creating a solid financial framework for the McKinney NH:

1. Keep lease rates below market
2. Establish “rainy day fund”
3. Accelerate debt reduction
4. Long term funding source for exiting and new programs / service providers

Grants and other donations will greatly impact the financial metrics and ultimately the lease rates for the various service providers within the McKinney NH. Below are several scenarios that illustrate how grant money will impact the metrics.

Table 2.0 Full Market Rate: No grant Assistance

Break-Even Lease Rate	Sq. Ft.		Monthly Lease	PSF Lease Rate
Street Side Showers	2,500		\$4,920.70	\$23.62
McKinney Little Free Pantry	1,000		\$1,968.28	\$23.62
CLC	2,500		\$4,920.70	\$23.62
Hope Restored Mission	2,500		\$4,920.70	\$23.62
Emmanuel Labor	1,000		\$1,968.28	\$23.62
Co Work Spaces (4)	500		\$984.14	\$23.62
Total	10,000		\$19,682.79	

Table 3.0 Impacts of MCDC Grant Scenario (only)

Break-Even Lease Rate	Sq. Ft.		Monthly Lease	% Decrease in Rate Due to Grant	Adjusted PSF Lease
Street Side Showers	2,500		\$4,166.46	-15.33%	\$20.00
McKinney Little Free Pantry	1,000		\$1,666.58	-15.33%	\$20.00
CLC	2,500		\$4,166.46	-15.33%	\$20.00
Hope Restored Mission	2,500		\$4,166.46	-15.33%	\$20.00
Emmanuel Labor	1,000		\$1,666.58	-15.33%	\$20.00
Co Work Spaces (4)	500		\$833.29	-15.33%	\$20.00
Total	10,000		\$16,665.83		

Table 4.0 Impacts of Mueller Grant AND MCDC Grant Scenario

Break-Even Lease Rate	Sq. Ft.		Monthly Lease	% Decrease in Rate Due to Grant	Adjusted PSF Lease
Street Side Showers	2,500		\$3,787.29	-23.03	\$18.18
McKinney Little Free Pantry	1,000		\$1,514.92	-23.03	\$18.18
CLC	2,500		\$3,787.29	-23.03	\$18.18
Hope Restored Mission	2,500		\$3,787.29	-23.03	\$18.18
Emmanuel Labor	1,000		\$1,514.92	-23.03	\$18.18
Co Work Spaces (4)	500		\$757.46	-23.03	\$18.18
Total	10,000		\$15,149.17		

Table 5.0 Impacts of Mueller Grant AND MCDC Grant AND Private Donation Scenario**

Break-Even Lease Rate	Sq. Ft.		Monthly Lease	% Decrease in Rate Due to Grant	Adjusted PSF Lease
Street Side Showers	2,500		\$3,058.13	-37.85	\$14.68
McKinney Little Free Pantry	1,000		\$1,223.25	-37.85	\$14.68
CLC	2,500		\$3,058.13	-37.85	\$14.68
Hope Restored Mission	2,500		\$3,058.13	-37.85	\$14.68
Emmanuel Labor	1,000		\$1,223.25	-37.85	\$14.68
Co Work Spaces (4)	500		\$611.63	-37.85	\$14.68
Total	10,000		\$12,232.50		

**Assumes raising \$500,000 in private land development funds

Sanchez Charities

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	\$37,777.67
Total Current Assets	\$37,777.67
TOTAL ASSETS	\$37,777.67
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Retained Earnings	18,802.45
Net Income	18,975.22
Total Equity	\$37,777.67
TOTAL LIABILITIES AND EQUITY	\$37,777.67

Sanchez Charities

Balance Sheet

As of June 25, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	\$46,289.31
Total Current Assets	\$46,289.31
TOTAL ASSETS	\$46,289.31
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Retained Earnings	37,777.67
Net Income	8,511.64
Total Equity	\$46,289.31
TOTAL LIABILITIES AND EQUITY	\$46,289.31

Sanchez Charities

Profit and Loss

January - December 2023

	TOTAL
Income	
Donations	32,629.32
Total Income	\$32,629.32
GROSS PROFIT	\$32,629.32
Expenses	
Bank Charges & Fees	159.05
Purchases	13,568.50
Total Expenses	\$13,727.55
NET OPERATING INCOME	\$18,901.77
Other Income	
Interest Income	73.45
Total Other Income	\$73.45
NET OTHER INCOME	\$73.45
NET INCOME	\$18,975.22

Sanchez Charities

Profit and Loss

January 1 - June 25, 2024

	TOTAL
Income	
Donations	9,065.07
Total Income	\$9,065.07
GROSS PROFIT	\$9,065.07
Expenses	
Bank Charges & Fees	106.83
Purchases	505.85
Total Expenses	\$612.68
NET OPERATING INCOME	\$8,452.39
Other Income	
Interest Income	59.25
Total Other Income	\$59.25
NET OTHER INCOME	\$59.25
NET INCOME	\$8,511.64

**Wealth Integrity
Network Solutions**

Sanchez Charities
210 Adriatic Parkway Suite 200
MCKINNEY, TX 75072

Dear Client:

Your 2022 Electronic Notice (e-Postcard) for Tax-Exempt Organizations will be electronically filed with the Internal Revenue Service. No tax is payable with the filing of this return.

Please be sure to call us if you have any questions.

Sincerely,

Darius Fudge

CLIENT COPY

2022

General Information

Page 1

Sanchez Charities

82-5320214

Forms needed for this return

Federal: 990-N

Carryovers to 2023

None

CLIENT COPY

The organization's Federal tax return is **NOT FINISHED** until you complete the following instructions.

Prior to transmission of the return

Form 990-N

The organization should review their Federal Return along with any accompanying schedules and statements.

Even Return

No payment is required.

After transmission of the return

Receive acknowledgement of your e-file transmission status.

Within several hours, access the program and get your first acknowledgement (ACK) that the program has received your transmission file.

Access the program again after 24 and then 48 hours to receive your Federal ACKs.

CLIENT COPY

**Electronic Notice (e-Postcard) for
Tax-Exempt Organization Not Required to File
Form 990 or 990-EZ**

Form **990-N**

2022

Electronic Filing Only – Do Not Mail

For the 2022 calendar year, or tax year beginning 1/01, 2022, ending 12/31, 2022

Check if applicable
 Termination

Organization name and address Sanchez Charities 210 Adriatic Parkway #200 MCKINNEY, TX 75072
--

Employer identification number 82-5320214
Telephone Number (214) 714-5630

Other names the organization uses _____

Website: _____

Check > if the organization's gross receipts are normally not more than \$50,000 (\$5,000 for a 509(a)(3) supporting organization)

Principal Officer Information	Name	Kimberly Sanchez
	Address	210 Adriatic Parkway #200 MCKINNEY, TX 75072

CLIENT COPY

Form 990-N, also known as the e-Postcard, must be filed electronically with the Internal Revenue Service. There will be no paper form accepted by the Internal Revenue Service.

Do Not mail this form to the Internal Revenue Service.

**Wealth Integrity
Network Solutions**

Sanchez Charities
210 Adriatic Parkway Suite 200
MCKINNEY, TX 75072

Dear Client:

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2023

General Information

Page 1

Sanchez Charities

82-5320214

Forms needed for this return

Federal: 990-N

Carryovers to 2024

None

CLIENT COPY

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CLIENT COPY

**Electronic Notice (e-Postcard) for
Tax-Exempt Organization Not Required to File
Form 990 or 990-EZ**

Form **990-N**

2023

Electronic Filing Only – Do Not Mail

For the 2023 calendar year, or tax year beginning 1/01, 2023, ending 12/31, 2023

Check if applicable
 Termination

Organization name and address

Sanchez Charities
210 Adriatic Parkway #200
MCKINNEY, TX 75072

Employer identification number

82-5320214

Telephone Number

214 714-5630

Other names the organization uses

Website: _____

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Sanchez Charities

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
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Sanchez Charities

Balance Sheet

As of June 25, 2024

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TOTAL LIABILITIES AND EQUITY	\$46,289.31

Sanchez Charities

Profit and Loss

January - December 2023

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Sanchez Charities

Profit and Loss

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Bank Charges & Fees	106.83
Purchases	505.85
Total Expenses	\$612.68
NET OPERATING INCOME	\$8,452.39
Other Income	
Interest Income	59.25
Total Other Income	\$59.25
NET OTHER INCOME	\$59.25
NET INCOME	\$8,511.64



Kimberly D. Sanchez, PE - COO

As Principle in Charge and CFO, Kim is responsible for the overall financial health of the organization. Kim provides leadership to senior management and executive team. Kim has over twenty years of public and private land development experience having worked with large civil engineering consulting firms previously. Kim oversees the operations of the entire portfolio of Sanchez companies which include consulting, land development, real estate, asset management and philanthropy.

Chief Operating Officer

Founder of The Sanchez Group of companies:

- Sanchez & Associates, LLC (urban planning and civil engineering consulting)
- Sanchez Land Development Group, L.P. (land development)
- Sanchez Charities, LLC (501 (c) 3)
- ZOEM Real Estate, LLC (real estate brokerage)
- Sanchez Asset Management, LLC (asset management)
- Sanchez Charities, LLC (philanthropy)
- Sanchez Staffing Resources, Inc. (employee leasing)
- Lucy's Hacienda, LLC (event venue)
- Mio Salon, LLC (day spa)

Oversees portfolio of companies worth over \$50 million

Directs operational divisions: treasury/accounting, legal, asset management and marketing activities

Boards and Commissions

Franklin County Chamber of Commerce 2020-Present

McKinney Chamber of Commerce 2020-2023

Holy Family School Board of Directors 2009-2019

Junior League El Paso & Plano 2003-2006

Collin County Homeless Coalition (Current)

McKinney Homeless Coalition (Current)

McKinney Hunger Free Coalition (2020-2023)

One-Heart McKinney Advisory Committee 2022- Present

Dia De Los Muertos, McKinney 2023-2024

Transportation Committee City of McKinney 2002-2003

Awards and Recognition

Arts Projects: McKinney Blooms and Monarchs of McKinney

MCDC Quality of Life Award 2021

City of McKinney Mainstreet Partner of the Year 2020

Anna High School Life Skills Community Partnership Award 2022-2023

Holy Family School Board Recognition for 10 years of service

Nominated for MCDC Quality of Life Award 2020

Eddins Elementary Hometown Hero 2016

Civil Engineering

As a Civil Engineer, Kim has practiced in Texas, New Mexico and interned in California

\$20 million roadway program for international land development client. McKinney, Texas

Strategic Regional Arterial Feasibility for public client. El Paso, Texas

Civil Engineering infrastructure consultant for the federal government (GSA). El Paso, Texas

Corporate headquarters. Plano, McKinney, Texas

Corporate bank buildings. Plano, McKinney, Texas

On-Call City Engineer for major municipality. El Paso, Texas

Single-family residential civil engineer project lead for thousands of acres. El Paso, Plano, McKinney, Frisco, Texas

Multi-family residential civil engineer project lead for thousands of units. Plano, McKinney, Frisco, Ft. Worth, Texas

Project: **White Street
Onsite
McKinney
Collin**

Acres (Gross): **0.6**
Acres (Net): **0.6**

Client Name:
ATTN:

Lots: **1.0**
Client #:
Job #: **02000.00**

Prepared by: **Sanchez & Associates, LLC**

Initials: **GDD**
Date: **6/28/2024**

EARTHWORK / DEMOLITION

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Mobilization	1.0	LS	\$ 25,000.00	\$ 25,000.00
Clearing, Grubbing & Stripping	0.6	AC.	\$ 4,000.00	\$ 2,520.00
Unclassified Excavation (assumes 350 yds/lot)	600	CY	\$ 4.00	\$ 2,400.00
Pad Grading Initial	2	EA.	\$ 250.00	\$ 500.00
Pad Grading Final	2	EA.	\$ 200.00	\$ 400.00
				\$ 30,820.00

EROSION CONTROL

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Reinforced Silt Fence	700	L.F.	\$ 4.00	\$ 2,800.00
Construction Entrance	1	EA.	\$ 5,000.00	\$ 5,000.00
Inlet Filters	3	EA.	\$ 350.00	\$ 1,050.00
				\$ 8,850.00

WATER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
8" Water Line	300	L.F.	\$ 80.00	\$ 24,000.00
8" Water Valve	3	EA.	\$ 2,500.00	\$ 7,500.00
Fittings (1ton/1000 lf of pipe)	0.30	TON	\$ 16,000.00	\$ 4,800.00
Fire Hydrants (with 6" Lead)	2	EA.	\$ 8,000.00	\$ 16,000.00
Connect to Existing Water	1	EA.	\$ 2,000.00	\$ 2,000.00
1" Irrigation Meter	1	EA.	\$ 2,500.00	\$ 2,500.00
1" Domestic Meter	2	EA.	\$ 2,200.00	\$ 4,400.00
Testing (Water Pressure & Chlorination)	300	L.F.	\$ 2.50	\$ 750.00
Trench Safety Plan	300	L.F.	\$ 1.00	\$ 300.00
				\$ 62,250.00

SANITARY SEWER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
8" PVC Sewerpipe (Type SDR-26)	250	L.F.	\$ 77.00	
4' Dia. Manhole	2	EA.	\$ 6,000.00	\$ 12,000.00
Standard Clean Out	1	EA.	\$ 600.00	\$ 600.00
T.V. Sewer Main	250	L.F.	\$ 2.50	\$ 625.00
Testing (Air & Mandrel)	250	L.F.	\$ 2.00	\$ 500.00
Trench Safety Plan	250	L.F.	\$ 1.00	\$ 250.00
				\$ 13,975.00

STORM SEWER

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
21" RCP (Class III)	80	L.F.	\$ 95.00	\$ 7,600.00
Curb Inlet 8'	2	EA.	\$ 6,000.00	\$ 12,000.00
24" Headwall	1	EA.	\$ 4,500.00	\$ 4,500.00
Trench Safety Plan	80	L.F.	\$ 1.00	\$ 80.00
				\$ 24,180.00

PAVING

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Concrete Paving 8in	1,250	S.Y.	\$ 100.00	\$ 125,000.00
Subgrade Preparation	1,313	S.Y.	\$ 4.00	\$ 5,250.00
Barrier Free Ramp	5	EA.	\$ 1,500.00	\$ 7,500.00
Connect to Ex. Pvmnt (Saw Cut)	60	LF	\$ 10.00	\$ 600.00
Concrete Sidewalks	50	S.Y.	\$ 45.00	\$ 2,250.00
Lime (40# / S.Y.)	25.00	TON	\$ 190.00	\$ 4,750.00
				\$ 145,350.00

SITE FINALIZATION

DESCRIPTION	AMOUNT	UNIT	UNIT COST	COST
Painting, etc.	1	L.S.	\$ 12,500.00	\$ 12,500.00
				\$ 12,500.00

OTHER DEVELOPMENT FEES

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	TOTAL COST
Geotechnical Investigation	1	EA.	\$ 15,000.00	\$ 15,000.00
Construction Materials Testing	1	LOT	\$ -	\$ -
Screen Wall with landscape (N/A)	650	L.F.	\$ 100.00	\$ 65,000.00
Landscape/Irrigation	1	LS	\$ 40,000.00	\$ 40,000.00
Roadway Impact Fee	1	LOT	\$ 1,845.00	\$ 1,845.00
Water Impact Fee	2	LOT	\$ 9,350.00	\$ 18,700.00
Wastewater Impact Fee	2	LOT	\$ 9,350.00	\$ 18,700.00
Electrical Service (per lot)	1	LOT	\$ 4,500.00	\$ 4,500.00
Gas Service (per lot)	1	LOT	\$ 2,000.00	\$ 2,000.00
SWPPP	1	L.S.	\$ 5,000.00	\$ 5,000.00
Inspection Fee (3.50% of Const. Costs)	1	L.S.	\$ 9,989.88	\$ 9,989.88
Maint. Perfm, Pymt Bonds (Assume 3.5% of Const. Costs)	1	L.S.	\$ 9,989.88	\$ 9,989.88
				\$ 190,724.75

DESCRIPTION				TOTAL COST
Earthwork				\$ 30,820.00
Erosion Control				\$ 8,850.00
Water				\$ 62,250.00
Sanitary Sewer				\$ 13,975.00
Storm Sewer				\$ 24,180.00
Paving				\$ 145,350.00
Site Finalization				\$ 12,500.00
Other Development Fees				\$ 190,724.75
Contingencies (Assume 10% of Constr. Costs)				\$ 28,542.50
GRAND TOTAL				\$ 517,192.25

TOTAL COST PER ACRE = \$ 834,181.05
TOTAL COST PER LOT = \$ 517,192.25

Assumptions:

1. This Opinion of Probable Cost (OPC) is generally based upon a land plan prepared by S&A in 2024.
2. Quantities are preliminary and subject to final approval of construction plans by the City of McKinney.
3. The Client shall review and approve all quantities and unit prices prior to use of this OPC.
4. This OPC is not intended to serve as a comprehensive and complete analysis of all development and construction costs. Any items not specifically noted in this OPC shall be added by the Client.
5. Any quantities and/or unit prices left blank shall be completed by the Client.
6. All unit costs are based upon recent bid tabs for recent projects of similar size.
7. Based on a preliminary review of the record drawings and drainage patterns for the area, this OPC assumes that on-site detention will be required.
8. Construction management fees are not included.
9. This OPC assumes that relocation of any underground or overhead franchise utilities, other than specifically noted, on or adjacent to the site is not necessary or the client will budget for such accordingly.
10. This OPC assumes that no rock or similar material will be encountered during construction.
11. This OPC does not include any costs incurred for mitigation fees imposed by the USACE. (None anticipated at this time).
12. This OPC assumes 40 pound per square yard for lime.

NOTE: Sanchez and Associates, LLC, does not have any control over the cost of labor, fuel or materials and therefore does not warrant or guarantee that the anticipated probable costs will not be different once a final design is complete and the project is put out to bid. Sanchez and Associates, LLC, has prepared this Opinion of Probable Cost based on information available for similar projects in North Texas.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

MAY 17 2018

Date:

SANCHEZ CHARITIES
2000 N MCDONALD ST STE100
MCKINNEY, TX 75071-0000

Employer Identification Number:
82-5320214
DLN:
26053530005238
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
April 30, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Sanchez Charities</p> <p>2 Business name/disregarded entity name, if different from above.</p>
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) Non profit corporation exempt under IRS code section 501(c)(3) </p> <p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/></p>
	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) <u>1</u></p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>210 Adriatic Parkway</p> <p>6 City, state, and ZIP code</p> <p>McKinney, TX 75072</p> <p>7 List account number(s) here (optional)</p>
	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
8	2	-	5	3	2	0	2	1	4

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date <u>6/26/24</u>
------------------	--------------------------	---------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they