

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Project Grant Application**  
**Fiscal Year 2021**

***Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive. Contact us to discuss your plans and schedule a meeting with the Projects Subcommittee prior to completing the application.***

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

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

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

**2021 Project Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: December 30, 2020	January 28, 2021	February 25, 2021
Cycle II: March 31, 2021	April 22, 2021	May 27, 2021
Cycle III: June 30, 2021	July 22, 2021	August 26, 2021

**APPLICATION**

**Project Grants** support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children's Sports
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

## McKinney Community Development Corporation – Overview

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

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

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

## McKinney Community Development Corporation – Mission

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

### Guiding Principles:

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

## McKinney Community Development Corporation – Goals

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

### General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.

## General Guidelines - continued

- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

## Process

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

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

**APPLICANT INFORMATION**

Name: Heard-Craig Center for the Arts

Company:

Federal Tax I.D.: 75-1362043

Incorporation Date:

Mailing Address: 205 W Hunt Street

City McKinney

ST: TX

Zip: 75069

Phone: 972-569-6909

Fax:

Email: [info@heardcraig.org](mailto:info@heardcraig.org)

Cell:

Website: [www.heardcraig.org](http://www.heardcraig.org)

**Check One:**

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

**PROJECT INFORMATION:**

Project/Business Name: Historic Museum Preservation (Preservation: Repair/Paint/Upgrades)

Location of Project: 205 W. Hunt Street

Physical Address: 205 W. Hunt Street

City: McKinney

ST: TX

Zip: 75069

Property Size:            acres

Collin CAD Property ID:

**Please provide the information requested below:**

- An expansion/improvement
- A replacement/repair
- A multi-phase project
- A new project

Yes  
 Yes  
 Yes  
 Yes

No  
 No  
 No  
 No

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

Name: Same As Above

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

**DETAILED PROJECT INFORMATION:**

Project Details and Proposed Use:

Estimated Date of Project Completion: December, 2021 (or if weather-causing delays, March 2022)

Days/Hours of Business Operation: Monday-Saturday (Hours vary)

Estimated Annual Taxable Sales:n/a

Current Appraised Value of Property:

Estimated Appraised Value *(Post-Improvement)*:

Estimated Construction Cost for Total Project:

Total Estimated Cost for Project Improvements included in grant request: \$247,494

Total Grant Amount Requested: \$239,494

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested: n/a

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

Yes

No

**Date: 2019** (for McKinney's ART O MAT, Green Roof on Carriage House)

**Will the project be competitively bid?**

Some projects have and some not (i.e. the brickwork was bid by a company who had the same kind of bricks as opposed to companies who had difficulty finding the same brick)

If yes, please attach bids for the project (see attached)

**Has a feasibility study or market analysis been completed for this proposed project? If so, please attach a copy of the Executive Summary.**

**Additional Information – please attach the following**

- Business plan (Preservation Plan is outlined in attached spreadsheet)
- Current financial report (attached)
- Audited financials for previous two years (attached)
- Plat/map of property extending 200' beyond property in all directions (n/a)
- Detailed budget for the project (Preservation Plan spreadsheet is attached)
- Describe planned support activities; use; admission fees if applicable (n/a)
- Timeline and schedule – from design to completion (attached)
- Plans for future expansion/growth (using past funding indicators, we're confident this will provide coverage from 2021 through 2031 (building repairs/paint) and for brickwork, et. al., will last indefinitely, for instance, the brickwork in place currently has been in place since the 1970s).

**Acknowledgements**

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

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.

## **Acknowledgements - *continued***

- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

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

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

**Applicant's Signature**

  
Signature

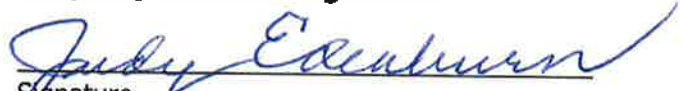
Printed Name

*K.E. Zupanic*

Date

*June 24, 2021*

**Property Owner's Signature**

  
Signature

Printed Name

*JUDY EDENBURN, BOARD V.P.*

Date

*June 24, 2021*

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

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



## Project Summary and historical preservation

Dear MCDC Board,

The following summary is designed for those who are new to the Board and who may not have familiarity with the Heard-Craig Center, its mission, and its historic repairs.

**Executive Summary:** The Heard-Craig Center became an organization in 1970 upon the death of Kathryn Heard-Craig. The IRS designated the organization as a private foundation in 1971 because of its philanthropic gifts to arts and literary groups, namely free meeting space (that runs about \$250,000 to \$300,000 in free space per year). In addition to providing free monthly meeting space, the Center operates as a public art venue and event center for the benefit of tourists, visitors, and residents of McKinney. The Center is not run by volunteers but is run by a professional staff of qualified leaders, creating jobs and opportunities within the entertainment and tourist arena. The Center has open and equal access to all and has policies and procedures in place to ensure equity and inclusion for all.

The Heard-Craig is a SMITHSONIAN Affiliate, a Blue Star Museum (for military families), a Museum-For-All participant, part of the Children's Museum network, and is proud to be a part of the vibrant downtown McKinney Historic Cultural District.

Investing in this project grant ensures that the Center remains a McKinney landmark, a Registered Texas Historical Landmark, and a National Trust landmark, for years to come.

**Project Summary:** The Heard-Craig Center has attached a "*Project Details*" Preservation Plan excel spreadsheet that outlines each of the proposed preservation, renovation, and enhancement projects for 2021. The project details have been color coded showing the following:

**Green projects:** Those required for repairs/painting/leaks and for preservation

**Blue projects:** Those that require professionals and are grouped in order to minimize the cost of visit fees.

**Orange projects:** Projects that are replacements for the current landscape in the garden, allowing for an increase in the event/wedding business.

**Pink projects:** Those projects that are enhancements to the current venue (added doors, Museum signage, security camera, etc.)

**Prior Preservation Grants:** Although the Heard-Craig last received a grant in 2019 for a Carriage House green roof and for McKinney's ART O MAT, it has not received a grant for the repair & paint of the Main Museum since 2008 (13 years ago) when MCDC provided \$92,387 for items including wood replacement and painting. The brick walkway enhancement we would like to add this year will be a compliment to the brick circular drive and walkways that were added in 1975. The City of McKinney has been extremely helpful to the Heard-Craig in connecting it with key contacts at the Texas Historical Commission; those contacts are assisting with material selection (e.g. hardiboard). We thank you for your consideration of this grant request.

**Project Attachments (per MCDC Application form)**

**Preservation Repair/Painting/Enhancements:  
Heard-Craig Center at 205 W Hunt Street, McKinney, TX 75069**

**Additional Information – please attach the following**

- Business plan (Preservation Plan is outlined in attached spreadsheet)
- Current financial report (attached)
- Audited financials for previous two years (attached)
- Plat/map of property extending 200' beyond property in all directions (n/a)
- Detailed budget for the project (Preservation Plan spreadsheet is attached)
- Describe planned support activities; use; admission fees if applicable (n/a)
- Timeline and schedule – from design to completion (attached)
- Plans for future expansion/growth (using past funding indicators, we're confident this will provide coverage from 2021 through 2031 (building repairs/paint) and for brickwork, et. al., will last indefinitely, for instance, the brickwork in place currently has been in place since the 1970s).

A		B	C	D	E	F	G	H	I	J	K	L	M
Project Details		Estimate of Cost	Company for bids					Repairs	Licenses	Replace	Enhance		
1													
2	Main House soffit repairs	\$30,000	Bid selected from Integrity Custom				30000						
3	Main House Porch Repairs (rotted wood/holes)		Bid selected from Integrity Custom				0						
4	Main House damaged support beam needs fixed)		Bid selected from Integrity Custom				0						
5	Main House Window Repairs (interior parlor)		Bid selected from Integrity Custom				0						
6	Main House Painting		Bid selected from Integrity Custom				500						
7	Main House Window Repairs (exterior Katie's room)	\$500	Bid selected from Integrity Custom				0						
8	Main House re-routing extension pipe over exterior Freds bedroom (leaking water onto first floor windows)	\$200	Bid selected f Electrical and Lights				200						
9	Interior Wall Crack Repairs from shifting foundation (back staircase)	\$500	Bid selected from Fransisco Mondr				500						
10	Interior Club Closet repairs (H2O leaks)	\$800	Bid selected from Fransisco Mondr				800						
11	Porch Painting	\$7K - \$10K	Bids received Integrity Custom and				10000						
12	Interior Club Closet wiring repairs (bad lighting)	\$280 labor	Lawton Comi Replacements				280	\$280 labor					
13	Interior Katie's Bathroom Lights need repaired to work	\$280 labor	Lawton Commercial (service fee ar				280	\$280 labor					
14	Garden Lighting Repairs - Exterior Light Canister replacement	\$3,500	Keane Landscape				3500	3000 \$2,000					
15	Exterior Lighting electrical box replacements (4)	???	Keane Lands( Repairs/Preservation				0	5000 \$2,000					
16	Carriage House Second Floor Shake painting	\$8,000	Bid received/ Fransisco M. (\$8K) at				8000	375 \$400					
17	Carriage House First Floor Painting	3,000	Don Kidder				3000	\$4,400					
18	Property Iron Fence scraping/painting	\$5,000	Don K. and S New Additions				5000	\$4123 Exterior electrical replace.					
19	Four new floodlights for evening weddings	\$2,000	Keane Landscape bid				2000	\$8,523					
20	Dead bush replacement (secret garden)	\$500	Bid selected from Hugs Greenhous				500	\$300					
21	Planter replacement (secret garden)	\$375	Bid selected from Ready, Set, Grov				375	\$375					
22	Broken Bench replacement (3)	\$250 x 3 for garder	Boy Scouts Selected for building a				750	750					
23	6-camera security system	\$600-\$800 (Costco	Lawton Commercial Installation				800	72800					
24	Security System installation cost	???	Lawton Commercial installation				0	\$53,844					
25	Gallery lighting for the Carriage House for art shows	\$2,000	Lawton Commercial Services				2000	\$8,750			800		
26	Lighting the City-sponsored Butterfly for McKinney	\$400 labor/canister	Lawton Commercial Services				400	\$5,600			\$1,000		
27	Leveling the Arbors	\$375.00	Keane Landscape or Hugs Greenhc				375	\$9,800			\$3,500		
28	Install Double doors in 2nd floor Carriage House to contain wedding items	\$1,000	Integrity Custom or British Builder				1000	\$3,640			\$10,000		
29	Museum Signage	\$3,500	City of McKinney				3500	9300			15300		
30	Brick walkway around Garden (to connect front brick to back parking	72,800.00	Bid selected from D. Aschenbeck (				72800	\$165,359			\$250 (instal security system)		
31	Artificial Turf (for weddings) - Circle garden	\$53,844 (3,846 sq	Bid selected from Keane Landscap				53844	equals 15, 550					
32	Southwest Corner turf -	\$8,750 (625 square	Bid selected from Keane Landscap				8750						
33	South Landscape Bed	\$5,600 ( 400 squar	Bid selected from Keane Landscap				5600						
34	East Landscape Bed	\$9,800 (700 square	Bid selected from Keane Landscap				9800						
35	Northeast Corner Bed	\$3,640 (260 square	Bid selected from Keane Landscap				3640						
36	Removal and replanting of 61 dead plants/trees from the Freeze	9,300	Garden Club of McKinney				9300						
37	Three (3) new Polycarbonate Structures to encase 3 old McKinney stained Glass windows in Garden Structures	\$10,000	Franklin Restoration				10000						
38							<b>247494</b>						
39	2021 Excel spreadsheet of Repair and Refurbish costs												



A	
1	<b>Notation reminders about past repairs</b>
2	Rewiring the house in 1971
3	Basemet trench and basement bricks re-mortored in 1979
4	porch floors 1981
5	CH foundation 1973
6	CH rewiring 1991
7	Circular driveway with brick in 1975
8	Stained Glass repair 1993
9	chimneys repaired 1994
10	Interior Restoration 2000
11	Gutters done by Albrecht Restoration in 2001
12	new roof \$25,000 2007
13	2006 brick skirting on the house was repaired for \$17,000
14	Four new furnaces in 2018?
15	New water heaters 2005, 2019
16	2008 housepainted with mcdc grant of \$92,387.

**DARRELL ASCHENBECK CONST, INC.  
P O BOX 1116  
SHERMAN, TEXAS 75076  
MOB.903 813 6902**

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**BID FOR HEARCRAIG  
205 W HUNT ST  
MCKINNEY, TEXAS  
APRIL 21 2021**

**SCOPE OF WORK;  
PROVIDE MATERIALS AND INSTALLATION , FOR WORK TO HOME  
AS FOLLOWS;**

**INSTALL BRICK PAVERS TO MATCH EXISTING WALKS ;**

- APPROXIMATELY 2000 SQUARE FEET OF BRICK PAVER INSTALL
- 4 FOOT WIDE
- EXCAVATE PATHS ON EXISTING CIRCLE GRAVEL WALKWAY AND 4 ENTRIES
- REMOVE ALL ROOTS AND DEBRIS
- INSTALL CONCRETE BASE FOR PAVERS
- INSTALL PAVERS WITH MORTOT JOINTS
- PAVERS SUBMITTED FOR APPROVALS
- NO WORK ON EXISTING PAVER WALKWAYS
- INCLUDES ALL MATERIALS, BRICK, LABOR,SAND, MORTOR, TIES,CONCRETE
- ALL PERMITS AND CITY INSPECTIONS INCLUDED
- DEPOSIT REQUIRED OF.....33,000.00
- FINAL UPON ACCEPTANCE AND COMPLETION

**BID IS FOR .....\$72,800.00**



# Contract Proposal



P.O. Box 940486 • Plano, Texas 75094-0486  
 (972) 424-4851 Office • (972) 578-7074 Fax

Office #: \_\_\_\_\_

Home #: \_\_\_\_\_

Cell #: **469-400-0202**

Email: \_\_\_\_\_

OFFICIAL LANDSCAPE COMPANY  
 OF THE DALLAS STARS

[www.keanelandscaping.com](http://www.keanelandscaping.com)

Email: [info@keanelandscaping.com](mailto:info@keanelandscaping.com)

Submitted To: Heard- Craig Center- Karen Zupanic

Address: 205 W. Hunt st. McKinney 75069

Date: 3/25/2021

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<b>Synthetic Turf</b>						
	Sitting Area			E.	North East Corner Bed		
1,846	Demo, prep, level & grade	sq ft		260	Demp, pre, level & grade	sq ft	
	Cap all sprinkler heads		\$53,844.00		Cap all sprinkler heads		\$3,640.00
			+tax				+tax
	Southwest corner				<b>Brick Pathway</b>		
	Picnic area				Remove all existing		
25	Demo prep, level & grade	sq ft			decomposed granite		
	Cap all sprinklers heads		\$8,750.00	1251	Edging, stone border	sq ft	
			+tax		Haul off decomposed		
	South Landscape Bed				granite & material		
100	Demo, prep, level & grade	sq ft			Grade, level & prep for		
	Cap all sprinkler heads		\$5,600.00		subbase		
			+tax	1251	4" subbase w/ rebar	sq ft	
	East Landscape Bed			1251	Brick overlay mortared	sq ft	
100	Demo, prep, level & grade	sq ft			in to match existing red		
	Cap all sprinkler heads		\$9,800.00		brick on property		\$37,076.00
			+tax				+tax

**ALL SPRINKLER REPAIRS WILL BE BILLED AT \$95 PER HOUR PLUS COST OF PARTS. \$35 SERVICE CHARGE**

<b>SUB-TOTAL</b>	\$
<b>TAX</b>	\$
<b>TOTAL CONTRACT</b>	\$

I Propose hereby to furnish material and labor, complete in accordance with above specifications for the sum of \_\_\_\_\_

dollars (\$)

Payment without deduction or offset to be made as follows:  
**IAL PAYMENT DUE ON DATE OF COMPLETION**

% Down payment of Due at signing of contract

LIMITED WARRANTY: All plants and plants by Keane Landscaping are warranted for 12 months from date of planting. This warranty does not cover any plants that die due to neglect, improper watering, or other causes beyond our control. Keane Landscaping is not responsible for any damage to plants caused by other parties. Keane Landscaping is not responsible for any damage to property caused by other parties. Keane Landscaping is not responsible for any damage to property caused by other parties. Keane Landscaping is not responsible for any damage to property caused by other parties.

Authorized Signature **Jason Horvath 469-999-3393**

### Acceptance of Contract

By signing these terms and conditions, you hereby accept. You are authorized to do the work. Payment in full, as shown above, is provided to Keane Landscaping.

Signature \_\_\_\_\_

# Contract Proposal



P.O. Box 940486 • Plano, Texas 75094-0486  
 (972) 424-4851 Office • (972) 578-7074 Fax

**OFFICIAL LANDSCAPE COMPANY  
 OF THE DALLAS STARS**  
 www.keanelandscaping.com  
 Email: info@keanelandscaping.com

Office #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Cell #: **469-400-0202**  
 Email: \_\_\_\_\_

Submitted To: **Heard- Craig Center- Karen Zupanic**

Address: **205 W. Hunt st. McKinney 75069**

Date: **3/25/2021**

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<u>Tree Removal</u>						
	Large Cedar						
	Stump grind 4"						
	below ground level		\$1,450.00				
			+tax				
	<u>Reset Pergola Arches</u>						
	4" concrete subbase						
	6"x6" base w/ rebar		\$350.00				
			+tax				

<b>ALL SPRINKLER REPAIRS WILL BE BILLED AT \$95 PER HOUR PLUS COST OF PARTS. \$35 SERVICE CHARGE</b>	<b>SUB-TOTAL</b>	<b>\$ \$120,510.00</b>
	<b>TAX</b>	<b>\$ \$9,942.08</b>
	<b>TOTAL CONTRACT</b>	<b>\$ \$130,452.08</b>

**Propose** hereby to furnish material and labor, complete in accordance with above specifications for the sum of

dollars (\$ \_\_\_\_\_)

payment without deduction or offset to be made as follows:  
**ALL PAYMENT DUE ON DATE OF COMPLETION**

% Down payment of  
 Due at signing of contract

and valid for 90 days. Invoice will be billed for work in Dallas, County, Texas upon receipt. A service charge of 1% per month (12%) Annual and 5% per month (60%) if monthly service is required after 20 days of work done. All plants guaranteed by Keane Landscaping are warranted for 12 months from date of planting. The replacement of a plant that dies within the 12 month warranty period shall be made free of charge by Keane Landscaping. No return or refund will be given on the equipment, stumps and trees. The following plants are not covered by Keane Landscaping: annual plants, ground covers or annual flowers. Keane Landscaping does not take responsibility for the theft, fire, flood or damage to plants or equipment. Keane Landscaping will not be responsible for repair of any underground wires, pipes, tubes or systems of any kind that are installed or installed by the customer or any other party. All liability is hereby assumed by the customer.

**LIMITED WARRANTY**  
 Authorized Signature: **Jason Horvath 469-999-3393**

**Acceptance of Contract**  
 I hereby accept and agree to the terms and conditions set forth in this contract. My work will be completed on the date of completion and payment, as outlined above, is promised to Keane Landscaping. Signature \_\_\_\_\_



# Contract Proposal



OFFICIAL LANDSCAPE COMPANY  
OF THE DALLAS STARS  
www.keanelandscaping.com  
Email: info@keanelandscaping.com

P.O. Box 940486 • Plano, Texas 75094-0486  
(972) 424-4851 Office • (972) 578-7074 Fax

Office #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Cell #: **469-400-0202**  
Email: \_\_\_\_\_

Submitted To: **Heard- Craig Center- Karen Zupanic**

Address: **205 W. Hunt st. McKinney 75069**

Date: **3/25/2021**

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<b>Synthetic Turf</b>						
	Sitting Area			E.	North East Corner Bed		
1,846	Demo, prep, level & grade	sq ft		260	Demo, prep, level & grade	sq ft	
	Cap all sprinkler heads		\$53,844.00		Cap all sprinkler heads		\$3,640.00
			+tax				+tax
	Southwest corner				<b>Brick Pathway</b>		
	Picnic area				Remove all existing		
25	Demo prep, level & grade	sq ft			decomposed granite		
	Cap all sprinklers heads		\$8,750.00	1251	Edging, stone border	sq ft	
			+tax		Haul off decomposed		
	South Landscape Bed				granite & material		
100	Demo, prep, level & grade	sq ft			Grade, level & prep for		
	Cap all sprinkler heads		\$5,600.00		subbase		
			+tax	1251	4" subbase w/ rebar	sq ft	
	East Landscape Bed			1251	Brick overlay mortared	sq ft	
100	Demo, prep, level & grade	sq ft			in to match existing red		
	Cap all sprinkler heads		\$9,800.00		brick on property		\$37,076.00
			+tax				+tax

**ALL SPRINKLER REPAIRS WILL BE BILLED  
AT \$95 PER HOUR PLUS COST OF PARTS.  
\$35 SERVICE CHARGE**

**SUB-TOTAL \$**  
**TAX \$**  
**TOTAL CONTRACT \$**

I, **Propose** hereby to furnish material and labor, complete in accordance with above specifications for the sum of

dollars (\$ \_\_\_\_\_)

Payment without deduction or offset to be made as follows:  
**INITIAL PAYMENT DUE ON DATE OF COMPLETION**

% Down payment of \_\_\_\_\_  
Due at signing of contract

Contract to be paid by check payable to cash and payable to Dallas, Dallas County, Texas upon receipt. A service charge of 1% per month (10% Annual) will be added to accounts within 22 days of receipt date.

**LIMITED WARRANTY**

All plants and material by Keane Landscaping are warranted for 12 months from date of planting. The replacement of a newly planted item will only be considered if the original item is not clearly dead. All shrubs supplied and planted by Keane Landscaping are guaranteed for 2 years from date of planting. All trees are warranted for 30 days from date of planting. The warranty period will be extended to 90 days if the plant is not clearly dead. The following plants are not covered by Keane Landscaping: grass and/or seed, ground cover, and all flowers. Keane Landscaping does not offer a warranty on the life of any plants. No replacement will be provided if the plant is not clearly dead. All warranties will become null and void if any of the following conditions occur: failure to water properly, improper watering of plants or drought, freezing, insect damage, disease or neglect. Keane Landscaping will not be responsible for repair of any underground wires, pipes, hoses or valves of any kind that are not clearly marked to the owner prior to installation. All electrical systems run by a certified electrician.

Authorized Signature

**Jason Horvath 469-999-3393**

**Replacement of Contract**

All specifications, prices and conditions are hereby accepted. You are authorized to do the work and pay the amount above, if provided to Keane Landscaping.

Signature \_\_\_\_\_

# Contract Proposal



P.O. Box 940486 • Plano, Texas 75094-0486  
(972) 424-4851 Office • (972) 578-7074 Fax

OFFICIAL LANDSCAPE COMPANY  
OF THE DALLAS STARS  
www.keanelandscaping.com  
Email: info@keanelandscaping.com

Office #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Cell #: 469-400-0202  
Email: \_\_\_\_\_

Bill To: Heard- Craig Center- Karen Zupanic

Address: 205 W. Hunt st. McKinney 75069

Date: 3/25/2021

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<b>Tree Removal</b>						
	Large Cedar						
	Stump grind 4"						
	below ground level		\$1,450.00				
			+tax				
	<b>Reset Pergola Arches</b>						
	4" concrete subbase						
	6"x6" base w/ rebar		\$350.00				
			+tax				

<b>ALL SPRINKLER REPAIRS WILL BE BILLED AT \$95 PER HOUR PLUS GOST OF PARTS. \$35 SERVICE CHARGE</b>	<b>SUB-TOTAL</b>	<b>\$ \$120,510.00</b>
	<b>TAX</b>	<b>\$ \$9,942.08</b>
	<b>TOTAL CONTRACT</b>	<b>\$ \$130,452.08</b>

I propose hereby to furnish material and labor, complete in accordance with above specifications for the sum of \_\_\_\_\_

dollars (\$)

Payment without deduction or offset to be made as follows:  
**ALL PAYMENT DUE ON DATE OF COMPLETION**

% Down payment of  
Due at signing of contract

Contract valid for 90 days. Expires 5/24/2021. This contract is void in Dallas, County, Texas upon receipt of a written order of cancellation from the client.

**LIMITED WARRANTY**

Keane Landscaping warrants its work for 12 months from date of planting. The customer shall be responsible for the maintenance of the plants and trees. Keane Landscaping shall not be held responsible for the death of any plant or tree due to improper watering, fertilization, or other factors. Keane Landscaping shall not be held responsible for the death of any plant or tree due to natural causes. Keane Landscaping shall not be held responsible for the death of any plant or tree due to the actions of the customer. Keane Landscaping shall not be held responsible for the death of any plant or tree due to the actions of the customer. Keane Landscaping shall not be held responsible for the death of any plant or tree due to the actions of the customer.

Authorized Signature

**Jason Horvath 469-999-3393**

**Acceptance of Contract**

I hereby accept the terms, conditions, price and specifications of this contract. I am authorized to do the work and payment, as outlined above, is provided to Keane Landscaping.

Signature \_\_\_\_\_

 Reply all  Delete  Junk  Block ...

## Artificial Turf proposal

Joyce Bartell <joyce.bartell@att.net>

Wed 3/17/2021 2:41 PM

To: 'Gayle Pond' <gpond1216@gmail.com>; executivedirector heardcraig.org

    ...

I think it's a good idea. It would alleviate mud if it rains and weeds, and you could plan events without worrying about the mowing and if it had rained the day before events. Without being there, I can't remember what the bricks around it looks like. It sure would be great for weddings, garden parties and for the garden club meetings when nice weather.

Joyce

On Wednesday, March 17, 2021, 12:01:30 PM CDT, executivedirector heardcraig.org <executivedirector@heardcraig.org> wrote:

Joyce and Gayle,

I'd like to chat with you about us installing artificial turf in the Heard-Craig Garden. I have someone coming tomorrow tomorrow morning and I'll walk him through what I'd like to do, but i thought I'd run it by you first, in the context of your big plans.

Right now, our garden is a circle. What if I asked for a quote to take out the circular bricks and to put artificial turf all over the back garden....sort of wall to wall grass to eliminate the circle and gravel. What are your thoughts?

Karen

Karen E. Zupanic, M.Ed., SPHR, IHRM  
Director, Heard-Craig Center for the Arts  
205 W Hunt Street  
McKinney, TX 75069  
972-569-6909  
[www.heardcraig.org](http://www.heardcraig.org)  
facebook: HeardCraigCenter  
Twitter: HeardCraig1  
YouTube: Heard Craig

Main House  
 Bid (Paint)  
 for 2021

File



Integrity Custom  
 4908 N Kentucky Street • McKinney, TX 75069 • Phone: 214-982-1340

Heard-Craig House  
 502-559-4526

205 W Hill  
 McKinney, TX 75069

Created by: Tom Henderson  
 Email: tom@integritycustom.com

Project #: 114-2020

**ITEM DESCRIPTION**

Item	Description	Price
1	<p><b>Prep and Repair</b></p> <p>Power wash exterior of home. Mask off and cover to protect windows, doors, eaves, etc. Use drop cloths to cover furniture and shrubs. Scrape, sand and prime all flaking, peeling paint. Check each job for possible rotted wood, caulk cracks in porch ceiling, in trim, fascia, etc.</p> <p>On second floor (down left to right):</p> <ol style="list-style-type: none"> <li>1. Scuff on trim</li> <li>2. Sand and prime (in all of corner)</li> <li>3. Mask doors down (back to the right) and top of (6) pieces of trim on the right corner and replace upper trim on the right in broken.</li> </ol> <p>Replace upper board on far right window on second floor on right side.</p> <p>On back of house:</p> <ol style="list-style-type: none"> <li>1. Scuff and prime for needed jobs.</li> <li>2. The right corner check rot for rotted wood and replace (4) pieces of rotted wood on deck.</li> </ol> <p>A mid-range exterior paint that offers a good value, with a 4-year warranty. - \$22,677.26</p> <p>A top rated exterior paint that will last 16-20 years, with a 4-year warranty. - \$26,570.36</p> <p>Scrape off and remove all flaking, peeling paint. Clean. Apply two coats of Sherwin Williams Porch and Floor Enamel. - \$3,259.64</p>	\$0.00 \$0.00

(Option 1) Exterior Painting - Sherwin Williams Super Paint  
 (Option 2) Exterior Painting - Sherwin Williams Duration  
 Exterior Painting - Prep - Acoustic Foam City

30K

Signature \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

If this is acceptable, please let us know when you prefer, and we will send you a revised estimate to approve. At this time, we will provide the 25% of the total price to secure your job on our schedule in early 2021.  
 Thank you for allowing us to bid on your project. We look forward to hearing back from you!

2020 CH Upper Floor Paint Bid

<b>BID MEMO</b>		BID NO.	WG/01	DATE:	12/17/2018
JOB	Heard Craig carriage house painting				
LOCATION	205 W Hunt Street street				
FIRM	THE BRITISH BUILDER	PREPARED BY	Wayne Goodall		
ADDRESS	210 Oak Street	APPROVED BY			
City/State/Zip	McKinney, TX, 75069	PHONE			
TYPE OF WORK	Repairs to carriage house/main house				
<b>WORK INCLUDED</b>					<b>AMOUNT OF BID</b>
remove rotted wood that is visable					
repair/replace rotted wood with new pine boards					
scrape all repaired wood surfaces and power wash to remove old paint and dirt					
reglaze any missing areas on windows					
fix rotted window cills					
calk, putty all trim					
paint one coats water based primer					
top coat trim one color water based paint					
top coat siding one color water based paint					
clean trash and remove from site					
					7,600.00
	<b>TOTAL BID</b>				<b>7,600.00</b>
<b>EXCLUSIONS AND QUALIFICATIONS</b>					
repairs hidden from view discovered during demo					
Add \$2800 to paint lower half of building.					
deposit 25% ; 25% repairs completed, balance on completion					
recommend allowing an additional 10% on top of estimate for hdden repairs					
<b>ACKNOWLEDGEMENT OF ADDENDA</b>					
<b>DELIVERY</b>					
		TAX			
		EXCLUDED			
		INCLUDED			
		<b>RECEIVED BY</b>			

PAY TO THE ORDER OF  
 BANK OF TEXAS  
 210 OAK STREET  
 MCKINNEY, TX 75069  
 HEARD-CRIGG  
 210 OAK STREET  
 MCKINNEY, TX 75069

# Contract Proposal



OFFICIAL LANDSCAPE COMPANY  
OF THE DALLAS STARS  
www.keanelandscaping.com  
Email: info@keanelandscaping.com

P.O. Box 940486 • Plano, Texas 75094-0486  
(972) 424-4851 Office • (972) 578-7074 Fax

Office #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Cell #: 469-400-0202  
Email: \_\_\_\_\_

Submitted To: Karen Zupanec - Heard-Craig Center

Address: 205 W. Hunt St. McKinney, TX 75069

Date: 3/25/21

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	electrical Repair						
	Repair all down lights,						
	up lights, path lights						
	Install low voltage LED						
	bulbs for all fixtures to						
	match.						
	reroute electric around						
	cedar tree that is to						
	be removed						
			<u>\$3,325</u>				
			TAX				

**ALL SPRINKLER REPAIRS WILL BE BILLED AT \$95 PER HOUR PLUS COST OF PARTS. \$35 SERVICE CHARGE**

**SUB-TOTAL \$ 3,325**  
**TAX \$ 274.31**  
**TOTAL CONTRACT \$ 3,599.31**

We Propose to furnish material and labor, complete in accordance with above specifications for the sum of \$ \_\_\_\_\_ Dollars

Payment without deduction or offset to be made as follows:  
**FINAL PAYMENT DUE ON DATE OF COMPLETION**  Down payment of Due at signing of contract

Keane Landscaping and Services, Inc. is a Texas Limited Liability Company. The agreement of this contract shall be governed by the laws of the State of Texas. The undersigned hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief. The undersigned hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief. The undersigned hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief. The undersigned hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief.

**Acceptance of Contract**  
The above specifications, prices and conditions are hereby accepted. You are authorized to do the work as specified and payment, as outlined above, is promised to Keane Landscaping.

Authorized Signature: [Signature]  
Signature: \_\_\_\_\_

Screenshot 2021-04-20 at 1.00.33 PM

Submitted To: **Heard- Craig Center- Karen Zupanic**

Address: **205 W. Hunt st. McKinney 75069**

Date: **3/25/2021**

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
1	Tree Removal						
1	Large Cedar						
	Stump grind 4"						
	below ground level		\$1,450.00				
			+tax				
8	Reset Pergola Arches						
	4" concrete subbase		\$350.00				
	6"x6" base w/ rebar		+tax				

**ALL SPRINKLER REPAIRS WILL BE BILLED AT \$95 PER HOUR PLUS COST OF PARTS. \$35 SERVICE CHARGE**

**SUB-TOTAL \$ \$120,510.00**  
**TAX \$ \$9,942.08**  
**TOTAL CONTRACT \$ \$130,452.08**

~~Propose~~ hereby to furnish material and labor, complete in accordance with above specifications for the sum of **\$130,452.08**

Payment without deduction or offset to be made as follows:  
**FINAL PAYMENT DUE ON DATE OF COMPLETION**

% Down payment of Due at signing of contract

Not a contract until the bid is accepted by the contractor. This document is not a contract until the contractor has accepted the bid. The contractor shall be responsible for the accuracy of the information provided herein. The contractor shall be responsible for the accuracy of the information provided herein.

### Contract Proposal

**★ PLANE**

Contract No. \_\_\_\_\_ Date \_\_\_\_\_

Contractor Name \_\_\_\_\_ Address \_\_\_\_\_

Client Name \_\_\_\_\_ Address \_\_\_\_\_

Project Description \_\_\_\_\_

No.	Description	Unit	Qty	Rate	Amount
1	_____	_____	_____	_____	_____
2	_____	_____	_____	_____	_____
3	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____
5	_____	_____	_____	_____	_____
6	_____	_____	_____	_____	_____
7	_____	_____	_____	_____	_____
8	_____	_____	_____	_____	_____
9	_____	_____	_____	_____	_____
10	_____	_____	_____	_____	_____
<b>TOTAL</b>					

Contractor Signature \_\_\_\_\_

Client Signature \_\_\_\_\_

Date \_\_\_\_\_



# Contract Proposal



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Office # \_\_\_\_\_  
Home # \_\_\_\_\_  
Cell # 4691-400-0202  
Email \_\_\_\_\_

Submitted to: Karen Zupan: C - Heard-Craig Center

Address: 205 W. Hunt St. McKinney, TX 75069

Date: 3/25/21

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<u>electrical Repair</u>						
	<u>Repair all down lights,</u>						
	<u>up lights, path lights.</u>						
	<u>Install low voltage LED</u>						
	<u>bulbs for all fixtures to</u>						
	<u>match.</u>						
	<u>reroute electric around</u>						
	<u>cedar tree that is to</u>						
	<u>be removed</u>						
			<u>\$3325</u>				
			<u>TAX</u>				

**ALL SPRINKLER REPAIRS WILL BE BILLED  
AT \$95 PER HOUR PLUS COST OF PARTS.  
\$35 SERVICE CHARGE**

**SUB-TOTAL \$ 3,325  
TAX \$ 274.31  
TOTAL CONTRACT \$ 3,599.31**

We Propose to furnish material and labor, complete in accordance with above specifications for the sum of

Payment without deduction or offset to be made as follows:  
**FINAL PAYMENT DUE ON DATE OF COMPLETION**

Down payment of  
Due at signing of contract

KEAN'S WARRANTY  
Kean Landscaping and its employees shall be held responsible for all work performed by its employees. Kean Landscaping shall not be held responsible for any damage to property or persons caused by the negligence of its employees. Kean Landscaping shall not be held responsible for any damage to property or persons caused by the negligence of its employees. Kean Landscaping shall not be held responsible for any damage to property or persons caused by the negligence of its employees.

### Acceptance of Contract

The above specifications, prices and conditions are hereby accepted. You are authorized to do the work as specified and payment, as outlined above, is promised to Kean Landscaping.

Signature

Authorized Signature

Done



Address: 205 W. Hunt st. McKinney

NO	ITEM	SI
	<u>Synthetic Turf</u>	
A.	Sitting Area	
3,846	Demo, prep, level & grade sq	
	Cap all sprinkler heads	
B.	Southwest corner	
	Picnic area	
625	Demo prep, level & grade sq	
	Cap all sprinklers heads	

Screenshot 2021-04-20 at 1.00.33 PM



KZ  
 Karen Zupanic  
 Tue 4/20/2021 1:01 PM  
 To: executivedirector heardcraig.org

Verizon
 

 60%

1:00 PM

Done 1 of 3

# Contract Proposal

P.O. Box 940486 • Plano, Texas 75094-0486  
 (972) 424-4851 Office • (972) 578-7074 Fax

Office #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 Cell #: **469-400-0202**  
 Email: \_\_\_\_\_

Submitted To: **Heard- Craig Center- Karen Zupanic**  
 Address: **205 W. Hunt st. McKinney 75069**

Date: **3/25/2021**

NO	ITEM	SIZE	TOTAL	NO	ITEM	SIZE	TOTAL
	<b>Tree Removal</b>						
1	Large Cedar						
1	Stump grind 4"						
	below ground level		\$1,450.00				

**DARRELL ASCHENBECK CONST, INC.**  
**P O BOX 1116**  
**SHERMAN, TEXAS 75076**  
**MOB.903 813 6902**

---

**BID FOR HEARCRAIG**  
**205 W HUNT ST**  
**MCKINNEY, TEXAS**  
**APRIL 21 2021**

**SCOPE OF WORK;**  
**PROVIDE MATERIALS AND INSTALLATION , FOR WORK TO HOME**  
**AS FOLLOWS;**

**INSTALL BRICK PAVERS TO MATCH EXISTING WALKS ;**

- APPROXIMATELY 2000 SQUARE FEET OF BRICK PAVER INSTALL
- 4 FOOT WIDE
- EXCAVATE PATHS ON EXISTING CIRCLE GRAVEL WALKWAY AND 4 ENTRIES
- REMOVE ALL ROOTS AND DEBRIS
- INSTALL CONCRETE BASE FOR PAVERS
- INSTALL PAVERS WITH MORTOT JOINTS
- PAVERS SUBMITTED FOR APPROVALS
- NO WORK ON EXISTING PAVER WALKWAYS
- INCLUDES ALL MATERIALS, BRICK, LABOR, SAND, MORTOR, TIES, CONCRETE
- ALL PERMITS AND CITY INSPECTIONS INCLUDED
- DEPOSIT REQUIRED OF .....33,000.00
- FINAL UPON ACCEPTANCE AND COMPLETION

**BID IS FOR .....\$72,800.00**

voice.google.com

Voice Search Google Voice

Aschenbeck Masonry Wed 9:45 AM  
 Hi, this is Darryl with Ashlon

(317) 964-1439 Wed 9:13 PM  
 Transcription not available

(459) 925-0400 Apr 15, 13 AM  
 Good morning, this is Brad w...

(903) 513-5326 Apr 04, 12:57 PM  
 Hey Karen, this is Linda Fort...

(504) 450-4554 Apr 13, 11:12 AM  
 Good morning, Karen case B...

(214) 491-4155 Apr 12, 10:25 PM  
 Hi Karen, this is Saby Rich...

(214) 601-2339 Apr 12, 11:20 AM  
 Hi, this is only at the Garag...

(972) 955-2585 Apr 9, 7:20 PM  
 Karen is Janet Styles. I told y...

(972) 977-9420 Apr 8, 7:31 PM

Aschenbeck Masonry  
 (903) 813-6902

Wed 9:45 AM

Hi, this is Darryl with Ashlon back construction yesterday. I spoke with Linda about an estimate for your papers that you were wanting to install. It came out yesterday and took the measurements, and I emailed you an estimate for that project today. Do you have any more questions? Let me know Darryl at 903-813-6902. Thank you.

1 2 3  
 4 5 6  
 7 8 9  
 \* 0 #

To call and text, get a Google Voice number Get a number

Type here to search

voice.google.com

Aschenbeck Masonry

Hi, this is Daryl with Ashlon...

(317) 964-1439

Transcription not available

(409) 925-0400

Good morning, this is Brad...

(903) 513-5326

Hey Karen, this is Linda Herli...

(504) 450-4554

Good morning, Karen case I...

(214) 401-4156

Hi Karen, this is Sady Ruth...

(214) 601-2339

Hi, this is only at the Carrig...

(972) 955-2585

Karen is Janet Styles. I told y...

(972) 977-9420

Aschenbeck Masonry

Wed 9:45 AM

Wed 9:45 AM

Wed 9:45 AM

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1 2 3  
4 5 6  
7 8 9  
\* 0 #

To call and text, get a Google Voice number. Get a number.

# French Urn - Unglazed Terracotta



**Available Size:**  
XL 32"H x 25"W

**Pricing:** \$375



	A	B	C	D	E	F	G
1							
2							
3			Wireless Security Camera Systems		4/24/2021		
4	Brand	Location	Website	Description		Price	
5	Blink	Home Depot	<a href="https://www.homedepot.com/p/Blink-Wireless-Outdoor-5-Camera-System-B086DKGCFP/314750035">https://www.homedepot.com/p/Blink-Wireless-Outdoor-5-Camera-System-B086DKGCFP/314750035</a>	<p>Blink outdoor is a wire-free battery-powered HD 5 camera security system. Record, view, and save events in your Blink app with a free 30-day trial of the Blink Subscription Plan. Then, you can subscribe for access to cloud storage and exclusive features. Pay just \$3 per month per camera, \$10 per month for an unlimited number of cameras on one account, or subscribe annually to save more</p>		Special Buy. \$100 off. \$277.22	
6			<a href="https://www.kohls.com/catalog/blink-an-amazon-company.jsp?CN=Brand:Blink%20an%20Amazon%20Comp">https://www.kohls.com/catalog/blink-an-amazon-company.jsp?CN=Brand:Blink%20an%20Amazon%20Comp</a>				
7	Blink	Kohls		<p>Same As Above. Blink outdoor 5-camera system.</p>		On sale. \$279.00	
8	Blink	Kohls		<p>2-Camera System (can't tell if can just be added to the 5-camera system)</p>		\$129.00	
9		Kohls		<p>Add-on Camera</p>		\$89.00	
10							



	A	B	C	D	E	F	G
11	Blink	Costco	<a href="https://www.costco.com/blink-5-camera-security-system---4-outdoor-battery-powered-cameras%2c-1-mini-indoor-plug-in-camera%2c-with-yard-sign.product.100684107.html">https://www.costco.com/blink-5-camera-security-system---4-outdoor-battery-powered-cameras%2c-1-mini-indoor-plug-in-camera%2c-with-yard-sign.product.100684107.html</a>	Same as Above. 5-camera security system. Smartphone Alerts/live view & two-way audio/up to 2 year battery life/sets up in minutes/works with Alexa		Member price only?	
12							
13	Swann	Sams Club	<a href="https://www.samsclub.com/p/swann-1080p-wire-free-cameras/prod24381533?xid=plp_product_4">https://www.samsclub.com/p/swann-1080p-wire-free-cameras/prod24381533?xid=plp_product_4</a>	Includes Face Recognition that Triggers Alerts and Recording		\$499.00	
14			<a href="https://www.swann.com/us/p">https://www.swann.com/us/p</a>	No Hidden Fees – Ever, with free Local and Cloud Storage			
15				*works with Google and Alexa Easy 100% Wire-free Set-up + Up To 4+ Months Battery Life			
16				Wide 180-degree Viewing Angle at 1080P Resolution + 2-Way Talk			
17				TrueDetect™ Heat and Motion Sensing with Night Vision			
18							
19							

# Heard-Craig Center For The Arts

Balance Sheet  
As of May 31, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Bank of Texas - Operating	11,577.91
Bank of Texas - Reserve	1,990.04
Donation Jar	9.00
Gift Cards	167.98
PayPal Bank	1,385.27
Petty Cash	183.29
<b>Total Bank Accounts</b>	<b>\$15,313.49</b>
Other Current Assets	
Wells Fargo Investment Acct	
Wells Fargo 2231-0615	633,784.96
Wells Fargo 3642-7475	196,804.46
Wells Fargo 3704-0583	868,449.17
<b>Total Wells Fargo Investment Acct</b>	<b>1,699,038.59</b>
<b>Total Other Current Assets</b>	<b>\$1,699,038.59</b>
<b>Total Current Assets</b>	<b>\$1,714,352.08</b>
Fixed Assets	
Art O Mat Machine	4,500.00
<b>Total Fixed Assets</b>	<b>\$4,500.00</b>
Other Assets	
Accum Deprec	-350,755.88
Art work	2,200.00
Building Improvements	518,407.82
Equipment	146,709.38
Gardens	106,684.58
Land and Building Cost	1,274,127.00
<b>Total Other Assets</b>	<b>\$1,697,372.90</b>
<b>TOTAL ASSETS</b>	<b>\$3,416,224.98</b>

Address any reply to: 1600 Pat. Johnson St., Dallas, Tex. 75201

**Department of the Treasury**

**District Director**

**Internal Revenue Service**

Date:

AUG 24 1971

In reply refer to:

ACT: EO: RT: 309

DAL-EO-71-341

▷ **The Heard-Craig Women's Club Trust**  
205 West Hunt  
McKinney, Texas 75069



Accounting Period: **December 31**

Gentlemen:

Based on information supplied, we have concluded that your organization is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. This determination assumes the organization's operations will be as stated in the exemption application.

We have further concluded that the organization is a private foundation as defined in section 509(a) of the Code. In this letter we are not determining whether the organization is a private operating foundation as defined in section 4942(j)(3).

Any changes in your character or purposes must be reported immediately to us for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are required to file an annual information return, Form 990, by the fifteenth day of the fifth month after the end of your annual accounting period.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities is unrelated trade or business as defined in section 513 of the Code.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for Federal Unemployment Taxes. You are liable for social security taxes only if you have filed waiver of exemption certificates as provided in the Federal Insurance Contributions Act.

Sincerely yours,

Ellis Campbell, Jr. (TSE)

Ellis Campbell, Jr.

District Director

John L. McCraw, Jr.  
211 North Tennessee Street  
McKinney, Texas 75069

cc: Robert L. Trimble  
2030 Republic Bank Tower  
Dallas, Texas 75201

## Two-Year Financial Overview (2019 – 2020) for the Heard-Craig Center for the Arts

205 W Hunt Street

McKinney, Tx 75069

Organization Established: 1970

IRS Letter of Determination: August 24, 1971

The historic Heard-Craig Center (HCC) was built in 1900 by Stephen and Lillian Heard. Their daughter, Kathryn, through her philanthropy, gifted the Center in 1970 to over 20 groups that have helped McKinney in many ways: raising money to build new buildings (e.g. the first Library), donating to the needy, providing scholarships, spearheading community improvements, etc.

The Heard-Craig Center shares the Kathryn Heard-Craig and the Thomas E. Craig collections with the public. The Center holds the designation as the first art museum in the City of McKinney; it showcases the art collections of Dallas notables such as Frank Klepper, Allie Tenant, and Thomas Stell. The art center also shares its Asian Collection and Textile Collection (Neiman Marcus Couture) with the public.

HCC prepares its financial statements using the cash basis of accounting in accordance with GAAP standards. The Heard-Craig Center for the Art's objective is not to achieve a profit but to continue to contribute to the cultural fabric of the City of McKinney and contribute to the vibrant cultural district downtown, in which the Heard-Craig is directly situated.

The Trust is required to have cash on hand to maintain the historic property and to provide for the Clubs in the event of emergency (e.g. space rental at other McKinney locations). HCC keeps a percentage of its bank/investment asset balances in cash for immediate access to meet this requirement. The remainder of the investment funds are maintained in stocks, securities, or mutual funds to meet long-term income goals specified in the Trust documents. Bank and investment account balances for the year ending December 31, 2020 are shown below.

### Heard-Craig Center For The Arts Balance Sheet

As of December 31, 2020

	<u>Total</u>
<b>Bank Accounts</b>	
Checking Accounts	41,593.67
Petty Cash	183.29
<b>Total Bank Accounts</b>	<u>\$ 41,776.96</u>
<b>Investment Accounts</b>	
Wells Fargo: Cash and Sweep Balances	44,490.10
Wells Fargo: Stocks, options & ETF's	917,234.39
Wells Fargo: Fixed income securities	647,303.54
Wells Fargo: Mutual Funds	35,736.49
<b>Total Investment Accounts</b>	<u>\$ 1,644,764.52</u>
<b>Total Bank and Investment Accounts</b>	<u>\$ 1,686,541.48</u>

The Heard-Craig Center receives a substantial amount of its support from the Craig Heard Memorial Trust managed by Bank of America (Trustee). The Memorial Trust declined from 2008 until 2019 and in 2020, Bank of America replaced it's Trust Manager. The HCC is one of 6 beneficiaries of the trust which was established in 1970 under the last will and testament of Kathryn Heard-Craig. Cash distributions received from the trust during the year ended December 31, 2020 were \$136,656.23. Cash distributions received from the trust during the year ended December 31, 2019 were \$73,048.19. Trust distributions constitute 62% of HCC income for the two year periods of December 31, 2020 and 2019.

The Heard-Craig Center for the Arts has various program offerings including 4 regularly publicized public tours per week, serving as a Museum wedding event venue in the City of McKinney, hosting the only public Art O Mat Machine in the entire North Texas area (MCDC funded), holding semi-annual Jazz music and Vintage piano music events for the public, and sharing the monthly educational offerings of 20 Arts and Literary organizations in McKinney, including free Art History Lectures, workshops by the Art Club of McKinney, poetry readings with Mockingbird Poetry Society, book reviews by Gaslighters and Rainbow Review, to name a few.

### Heard-Craig Center For The Arts Profit and Loss January - December 2020

	Total	
	Jan - Dec 2020	Jan - Dec 2019 (PY)
<b>Income</b>		
Art O Mat Income	362.44	474.00
Contributions	1,892.67	2,771.52
Dividend Income	3,287.36	15,781.32
Event Revenue	7,003.88	15,859.88
Fundraising	1,306.27	
Gift Shop	1,461.36	2,722.46
Grants	2,810.00	24,763.45
Interest Income	2,481.79	20,305.04
Membership Income	5,869.00	3,326.00
Rental Income	2,720.50	10,513.50
Tour Income	425.00	1,305.00
Trust Distribution	136,656.23 ★	73,048.19
<b>Total Income</b>	<b>\$ 166,276.60</b>	<b>\$ 170,870.36</b>

★ Note: The 4<sup>th</sup> Quarter 2019 distribution amount was not sent by Bank of America until the 1<sup>st</sup> Quarter, 2020, therefore it is recommended that an average annual amount be calculated from 2019/2020.

Direct cost for events were 41% of the revenue generated for the period ending December 31, 2020.

**Heard-Craig Center For The Arts**  
**Profit and Loss**  
 January - December 2020

	Total
Cost of Goods Sold	
Art O Mat Supplies	447.00
Event Expense	2,889.28
Gift Shop Items	397.73
Honorarium	90.00
<b>Total Cost of Goods Sold</b>	<b>\$ 3,824.01</b>

Operating Expenses, including grant expenses, for the period ending December 31, 2020 were \$181,682.59. The historic home requires a substantial investment in maintenance and preservation and the costs associated with those expenses were \$62,865.90 for the period ending December 31 2020. These costs represent 37.81% of program expenses for the year.

**Heard-Craig Center For The Arts**  
**Profit and Loss**  
 January - December 2020

	Total
Expenses	
Professional Fees	16,743.24
Grant Expenses	920.00
HC Property & Preservation Expenses	62,865.90
League Membership Expenses	375.00
Marketing Expenses	7,795.66
Wages and Payroll Tax Expense	92,982.79
<b>Total Expenses</b>	<b>\$ 181,682.59</b>

HCC operates in a fiscally responsible manner. Honoring the wishes of Kathryn Heard - Craig by providing FREE meeting space for over 20 organizations (equating to \$250,000 - \$300,000 per year in annual gifted meeting space), by supporting the organizations she held in high regard, by managing the Trust distributions responsibly, by serving the citizens of McKinney, and by being a good steward of the assets of the Heard-Craig Center, the HCC Board and staff work diligently to maintain the operational nature of the art museum for the benefit of current and future generations.

## Heard-Craig Center For The Arts Profit and Loss

January - December 2020

	Total	
	Jan - Dec 2020	Jan - Dec 2019 (PY)
<b>Total Income</b>	\$ 166,276.50	\$ 170,870.36
<b>Total Cost of Goods Sold</b>	\$ 3,824.01	\$ 11,111.67
<b>Gross Profit</b>	\$ 162,452.49	\$ 159,758.79
<b>Total Wages and Payroll Tax Expense</b>	\$ 92,982.79	\$ 88,746.33
<b>Total Expenses</b>	\$ 181,682.59	\$ 232,131.81
<b>Net Operating Income</b>	\$ (19,230.10)	\$ (72,372.82)
<b>Other Income</b>		
<b>Insurance Claim</b>		\$ 15,603.75
<b>Unrealized investment gains los</b>	\$ 111,172.49	\$ 188,792.35
<b>Total Other Income</b>	\$ 111,172.49	\$ 204,396.10
<b>Net Other Income</b>	\$ 111,172.49	\$ 204,396.10
<b>Net Income</b>	\$ 91,942.39	\$ 132,023.28

Financials reviewed and reconciled.



Chondra S Carston  
ImyLor Consulting LLC  
June 24, 2021