

**Letter of Intent:**

CRITICAL MAINTENANCE: ROOF REPAIR for McKinney Flour Mill high roof at address 415 E. Louisiana Street, McKinney

James Bresnahan  
Haddington Fund, LLC (property owner)  
McKinney Flour Mill (property)  
407 E. Louisiana Street (mailing address)  
McKinney, TX 75069

Type of Business:

The McKinney Flour Mill is a mixed-use property. Tenants include a special events venue offering on-site catering and bartender services as well as retail shops. The owner is preparing to renovate the unused portion of the buildings into a boutique hotel with 35 keys and restaurant options.

Seeking full reimbursement under the Vacant/Underutilized Site/Buildings. This building is a landmark building in East McKinney and on the National Registry of Historical Places.

Applicant: Haddington Fund, LLC owner - McKinney Flour Mill

**Project Address:**  
**415 E. Louisiana Street**  
**McKinney, TX 75069**

Summary of Work. Repair 100+ year old roof that is leaking  
Summary of Need. ongoing basic maintenance is no longer sufficient to prevent major leaks from the roof. Ongoing water leaks in several locations are causing wood rot and deterioration of the structural stability of the building.

Total Project Cost: \$175,739

TIRZ Funding Request: \$175,739

Documentation: commercial quotes received. Critical temporary roof work already done to keep water from pouring in after McKinney Flour Mill roof sign was erected on the roof.

**415 Bldg Roof Repair Costs Estimate:**

1. Parapet Repair	\$20,000
2. Roof top repair & PTO roofing materials	\$146,939
3. Temporary roofing repairs conducted after sign installation	<u>\$8,800</u>
	\$175,739