

Chad Plumlee
Cadence Cyclery of McKinney
129 S Tennessee St
McKinney, TX 75069
info@cadencecyclery.com

September 9, 2020

Planning Department c/o Kathy Wright
Planning Technician
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069
kwright@mckinneytexas.org

Dear Ms. Wright-

Cadence Cyclery of McKinney has been a staple in the Historic Downtown McKinney retail experience since 2011, providing bicycle sales and service for McKinney residents. With the addition of Wattage Coffee Company in 2018, we have become a destination for local outdoor enthusiasts and weekend visitors alike. As owner of Cadence Cyclery and Wattage Coffee, I am seeking to acquire TIRZ funding to restore and improve the façade of 129 S Tennessee, with the goals of both increasing foot traffic to our retail and food service platforms, while also improving to overall esthetic of the Historic Downtown McKinney visitor experience.

With steady growth seen in both arenas of our visitor experience, we will expect to top over two million dollars in sales taxable revenue, while providing an additional 2-3 full-time employment opportunities in the upcoming year. With the promise of more pedestrian foot traffic looming due to the Light Up Louisiana project, continuous growth and prosperity seems forthcoming in our relationship with the city. With this project, we aim to provide our businesses with a facelift that will draw more visitors to the downtown area, while remaining congruent with the style and feel of Historic Downtown McKinney. By working within the TIRZ scope of the redevelopment plans of existing buildings, we are confident we can keep visitors coming back for years to come with our fresh new look.

As provided in our submission, we are seeking an estimated \$14,500 for streetscape improvements as outlined in the quotes provided. This will include, but possibly not limited to, woodwork, painting, masonry, and landscaping.

We look forward to working with you!

Sincerely,



Chad Plumlee
Owner, Cadence Cyclery and Wattage Coffee Company