

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Project Grant Application**  
**Fiscal Year 2022**

***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))

**2022 Project Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: December 31, 2021	January 27, 2022	February 24, 2022
Cycle II: March 31, 2022	April 28, 2022	May 26, 2022
Cycle III: June 30, 2022	July 28, 2022	August 25, 2022

**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: Andrew Jones

Company: McKinney Main St (McKinney Downtown Business Re-development, Inc.)

Federal Tax I.D.: 04-3615798

Incorporation Date: 2002

Mailing Address: 111 N Tennessee St

City: McKinney

ST: 75069

Zip: 75069

Phone: 972-547-2660

Fax: 972-547-2615

Email: ajones2@mckinneytexas.org

Cell: 219-246-6958

Website: www.downtownmckinney.com

**Check One:**

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

**PROJECT INFORMATION:**

Project/Business Name: Downtown Lighting and Speaker Upgrades

Location of Project: Downtown McKinney Square

Physical Address: 111 N Tennessee St

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:

Company: City of McKinney

Mailing Address: 222 N Tennessee St

City: McKinney

ST: TX

Zip: 75069

Phone 972-547-7500

Fax:

Email:

Cell:

**DETAILED PROJECT INFORMATION:**

Project Details and Proposed Use: **Downtown Lighting Improvements and Speaker Upgrades (please see attached):**

Estimated Date of Project Completion: Oct 15<sup>th</sup>, 2022

Days/Hours of Business Operation: Sun-Sat: 9 am to 10 pm.

Estimated Annual Taxable Sales: n/a

Current Appraised Value of Property: n/a Estimated Appraised Value (*Post-Improvement*): n/a

Estimated Construction Cost for Total Project: \$4,500 (Site Prep)

Total Estimated Cost for Project Improvements included in grant request: \$42,700

Total Grant Amount Requested: \$38,200

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:

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

Yes

No

**Date(s):**

**Will the project be competitively bid?**

Yes                       No

If yes, please attach bids for the project

**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
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)
- Plat/map of property extending 200' beyond property in all directions (if applicable to your project)
- Detailed budget for the project
- Describe planned support activities; use; admission fees if applicable
- Timeline and schedule – from design to completion
- Plans for future expansion/growth

**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 that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it 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

Andrew Jones

Date 6/30/20

**Property Owner's Signature**

  
\_\_\_\_\_  
Signature

Printed Name

Andrew Jones

Date 6/30/22

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

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





## About McKinney Main Street

McKinney Main Street is part of a national program developed to save historic commercial architecture and has also become a powerful economic development tool.

The Main Street program offers a nationally recognized practical strategy appropriately scaled to local resources and conditions. And because it is a locally-driven program, all initiatives stem from local issues and concerns.

## McKinney Main Street Vision Statement

McKinney Main Street champions a vibrant downtown - the heartbeat of McKinney since 1848.

## McKinney Main Street Mission Statement

McKinney Main Street celebrates our authentic downtown as a destination for everyone. We connect our rich history and bright future through unique cultural experiences. We encourage economic vitality through diverse partnerships and buy-local support. We build strong relationships through shared purposes - all in honor of Historic Downtown McKinney.

## McKinney Main Street Core Values

### To Preserve Our Historical Assets

- Protect the traditional, historic feel of Downtown McKinney
- Safeguard our historical properties

### To Be the Heart of Our Community

- Offer a safe, family-friendly environment for those who live, work, recreate and visit Downtown McKinney
- Support community gatherings

### To Support a 'Uniquely McKinney' Experience

- Honor economic, historical and cultural fundamentals
- Embrace cultural diversity and balance of hip and historic
- Harness unique experience to create economic development

### To Promote Historic Downtown McKinney as a Destination

- Share Downtown McKinney's shopping, dining and recreational options
- Embrace opportunities to communicate our mission, passion and purpose

- Attract and bring visitors from within and outside of McKinney to Downtown

To Encourage Continuous Economic Development

- Support managed and smart growth
- Advocate opportunities that enhance revenue for businesses and City
- Monitor downtown's accessibility and parking needs
- Champion self-sustainability

### 21-22 McKinney Main St Board Members:

- Chairman Robert Hamilton
- Vice Chair Doug Willmarth,
- Secretary/Treasurer Kathryn Waite
- Taylor Phelan
- Chris Wilkes
- Amy Pyeatt
- Preston Schwalls
- Von Daniel
- Kim Black
- Ginger Hayes

### McKinney Main St Staff:

- Interim Program Director: Andrew Jones
- Special Events: Gregory Hearn
- Marketing/Development: Jakia Brunell

# DOWNTOWN McKINNEY

TEXAS • EST. 1848

## MCDC PROJECT GRANT APPLICATION – JUNE 2022 Downtown Lighting Improvements and Speaker Upgrades

Downtown McKinney is recognized at the state and national level for its authentic and vibrant setting. It is a destination for McKinney residents and visitors alike. It is a gathering place for our community – and home to over 120 independently owned businesses. Historic Downtown McKinney is considered one of McKinney's greatest assets.

As Collin County and North Texas continue to experience intense growth, Historic Downtown McKinney is faced with a challenge to stay trendy and relevant while maintaining what makes it completely unique. As new lifestyle shopping centers have developed nearby, we continue to find ways to stay competitive. These destinations attract people to visit their destination by offering amenities like pedestrian plazas, green spaces, outdoor music, and decorative lighting. We've seen the value that additional lighting can have to the district as evident by the Light up Louisiana project and our investments during the holidays.

As the focal point of our downtown, the historic courthouse currently has only 2 up lights. Most downtown courthouse buildings have an updated lighting scheme that highlights their unique architectural features. In addition, previous City of McKinney lighting studies have found the need for additional lighting in the downtown core. Based on their findings the historic courthouse core is significantly darker than the outside ring next to businesses. (Lighting map attached)

**Economic Benefit:** Lighting investments are critical to the enjoyment of place. Up lighting on the historic courthouse has been a major component in our holiday lighting plans for over 3 years. This one-time investment into permanent up-lighting is estimated to save \$5,000 a year in holiday lighting expenses alone.

McKinney Main Street invests over \$20,000 a year in holiday lighting throughout all downtown, creating the magical square that draws hundreds of thousands during the holiday season. Investments into downtown amenities like lighting are critical to keeping Downtown a premier destination.

**Atmosphere:** Thoughtful placement of lighting creates a warm, inviting feel. Lighting can highlight and accentuate historic architectural details. In addition to providing warm lighting year-round, the proposed lighting plans can change to multiple colors, for various holidays.

**Safety:** Downtown lighting studies have found that, apart from the holidays, the center of the downtown square is surprisingly dark for much of the year. Increasing the ambient lighting next to downtown square will add to the feeling of safety around MPAC.

**Additional Wireless Speakers:** The initial investment into wireless speakers is paying dividends. They have added to the magical feeling of downtown, safety, and have been an asset during special events.

Since our initial install in 2018, Downtown McKinney has experienced substantial growth and infrastructure investments. As a result of that growth, we are requesting 5 speakers to be added to our wireless speaker network. This will enable us to update coverage accordingly as density has increased.

### Estimated Budget for Downtown Lighting Improvements and Speaker Upgrades:

18	80w LED RGWB Color up lights	18,000.00
7	18w LED RGBW Color up lights (trees around courthouse)	4,000.00
	Equipment and Accessories	8,500.00
	Install and Maintenance for 1 year	1,500.00
5	Additional wireless speakers	6,200.00
	<b>Total MCDC Funding Request</b>	<b>\$38,200.00</b>
	Site Prep (MMS Funded)	4,500.00
	<b>Total Project Budget</b>	<b>\$42,700.00</b>

### Estimated Timeline

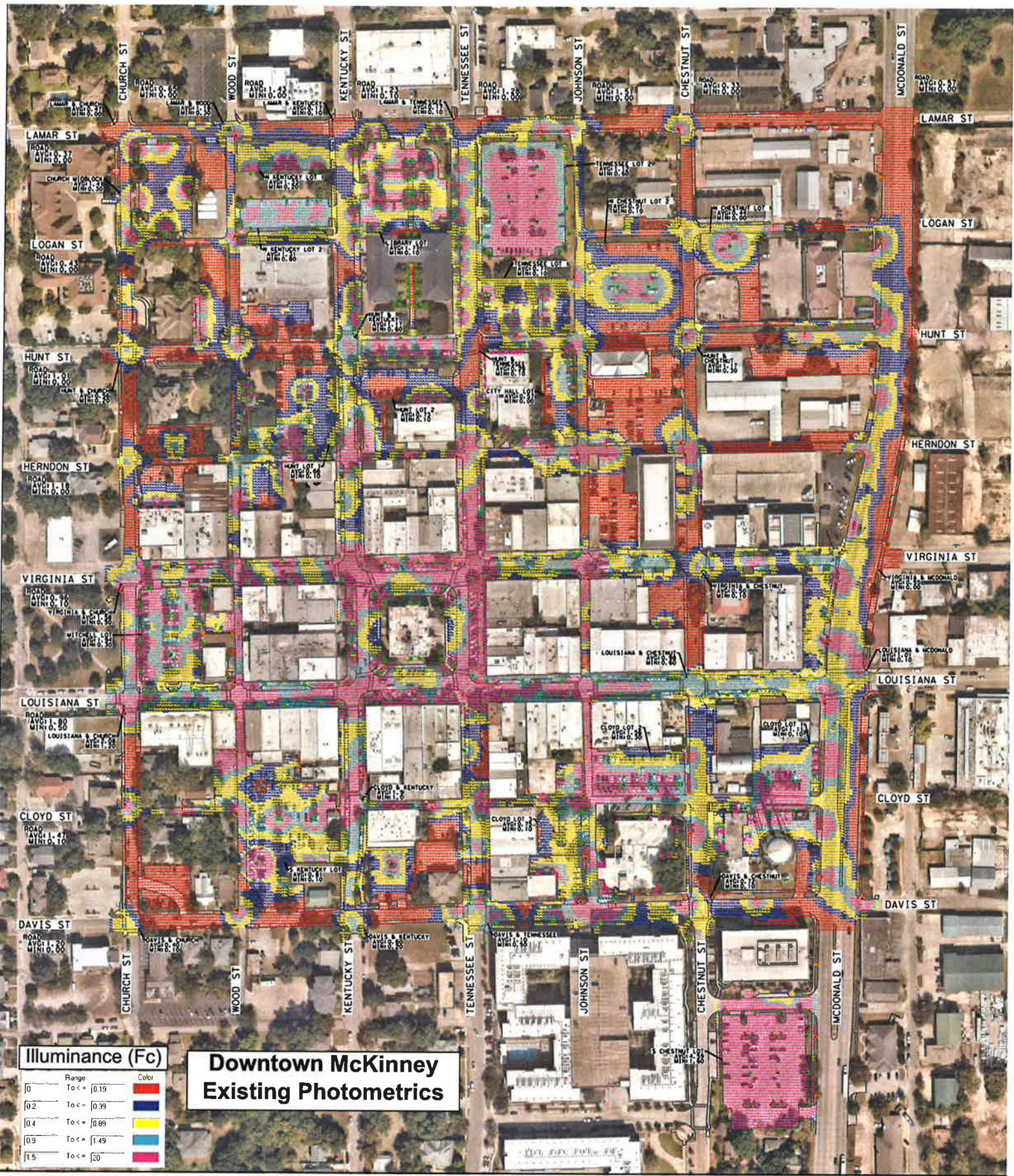
Final detailed lighting plan accepted, materials ordered: Sept 1, 2022

Site prep and install: Sept 15<sup>th</sup>-Sept 20, 2022

Completion: Sept 21, 2022

Any delays in getting materials, will push install to after Oktoberfest.

Completion Oct 15, 2022.



**Illuminance (Fc)**

Range	Color
0 To <= 0.19	Red
0.2 To <= 0.39	Orange
0.4 To <= 0.69	Yellow
0.9 To <= 1.49	Green
1.5 To <= 20	Purple

**Downtown McKinney  
Existing Photometrics**





**Terms and Conditions**

---

**Service and Finance Charges** are applicable on past due accounts at the rate of **1 ½ percent per month** on amounts thirty (30) days past due, which is equal to an annual percentage rate of 18 percent. Such charges are shown as "service charge". There is no service charge if accounts are paid within thirty days of the end of the month in which purchases are made.

Any alteration or deviation from the above specifications involving extra cost of material and/or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

**A 3.5% credit card processing fee** will be added to the total invoice if paid by credit card

Contractor: Steven Aparicio 6/29/2022  
Boyd Electric Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: \_\_\_\_\_  
City of McKinney Date

Boyd Electric · 2430 CHANDLER DRIVE · ROWLETT, TX 75088  
TECL 34094



Family Operated, Customer Focused  
Since 1974

**Customer Name:** Andrew Jones, Director of McKinney Main St.  
**Address:** 111 N. Tennessee St. McKinney, TX 75069  
**Phone:** (972) 547-2661  
**Email Address:** ajones2@mckinneytexas.org  
**Source:** Google  
**Date:** 06/23/2022

**Special Instruction/Notes:** Tax Exempt - 501c3

**Phone:** 972-512-0000 **Email:** Info@CertifiedLights.com  
**Website:** www.CertifiedLightingPros.com

LED Landscape Lighting Proposal			
Fixture	Installation Notes	Quantity	Price
Above Ground Up Lights - On Building	Installation of 14 80W RGBW (Color-Changing) Wall Wash Lights. Degree will be chosen based on fixture placement - between 15 Degrees to 45 Degrees. All lights to be controlled via Smart Phone App.	14	\$13,650
Above Ground Up Lights - On Columns	Installation of 4 80W RGBW (Color-Changing) Wall Wash Lights. 45 Degree will be used between two large stone columns on second floor of building to illuminate both. Each set of (2) stone columns should receive 1 fixture. Stone columns located facing E. Virginia St. & E. Louisiana St. All lights to be controlled via Smart Phone App.	4	\$3,900
In Ground Up Lights - Trees (7)	Installation of 7 18W RGBW (Color-Changing) In Ground Wall Wash Lights. Includes honey-comb grid to reduce glare. Degree will be chosen based on maturity of tree. All lights to be controlled via Smart Phone App.	7	\$3,780
<b>Equipment/Accessories</b>			
RGBW Controller	Controller for RGBW - providing power and signal between fixtures.	14	\$2,965
Transformer - Ground Level	Size: 200watt / Location: TBD - Reduce power from 120V to 12V	8	\$2,616
Transformer - Second Floor Level	Size: 120watt / Location: TBD - Reduce power from 120V to 12V	2	\$654
Timers & Power Extensions	Receiver timer/control, wiring harness, power supply and programing transmitter (23 Power Pins, 12 Signal Extensions, 12 Tways)	51	\$1,937
Miscellaneous Items/Supplies	Connection hub boxes, large grease connection tubes, copper crimps, etc.	2	\$100
<b>Install Services</b>			
Sidewalks	Sidewalk Crossing - find best expansion joint to hide	4	\$100
Trenching (Feet)	Trench along wall or house- make sure all areas are cleaned when done	495	\$248
			<b>Cost</b> \$29,950
			<b>Extended Warranty - Annually</b> \$975
			<b>Final Total</b> \$30,925

**Certified Lighting Pros Warranty Details**

Each product is covered by an warranty, guaranteeing long-term performance. It protects the system and components for years and is in effect after the original installation is complete.

**Transformer = Lifetime · Fixtures = Lifetime · LED Lamps = 3 Years**

All warranties are from the Manufacturer. Warranty does not include labor unless extended warranty option has been purchased and is active. All warranties are transferrable.

**Certified Lighting Pros Extended Annual Maintenance Program - OPTIONAL**

**Certified Lighting Pros offers an extended warranty option to maintain your lighting system.**

**\$975**

**Anytime:** Replace broken fixtures and/or bulbs (covers Labor cost & Warranty items)

**Each Spring:** System testing and control management - Check and maintain all connections - Lens cleaning services - Fixture adjustment - Inspection for exposed wiring - Transformer system verification  
 Includes changing of the lights for 5 Holidays: Valentine's Day, St. Patrick's Day, Independence Day, Halloween, and Christmas. Additional days can be added for a small fee.

**Terms and Conditions**

Entire Agreement: This Agreement constitutes the entire agreement between the Customer and Certified Lighting Pros relating to Landscape Lighting services to be provided to the Customer and supersedes all prior contracts or agreements with respect to the Company, whether oral or written. Payment Terms: In the event any payment due is more than thirty (30) days delinquent, Company may impose and collect from Customer a delinquency charge of 1.5 % per month (or maximum allowed by law) of the amount due. Arbitration: The Customer and Certified Lighting Pros agree that any dispute that cannot be settled between them will be settled through arbitration utilizing the Commercial Arbitration Rules set out and enforced by the American Arbitration Association. The Customer and Certified Lighting Pros agree that the arbitrator rulings are final.

Customer Signature: \_\_\_\_\_  
Signature

\_\_\_\_\_

Date

Certified Representative: \_\_\_\_\_  
Signature

\_\_\_\_\_

Date



# RGBW Flood Wash Light 80W

12 Degree - 24 Degree - 45 Degree

Certified Lighting Pro's Smart LED Wall Washer is the industry leading flood light that provides greater lighting, truer colors utilizing PWM control for various effects & colors as desired. The "Hyperlux" technology assures that regardless of the RGBW channels used or selected, the colors will be more vibrant and truer. Download the smart app either iOS or Andriod.



### SPECIFICATIONS:

- 80W / Rated lamp power is 60W
- AMPS: 3.7A each channel / 6A total
- IN: AC100-277V
- OUT: DC24V
- Lumens: White 5000, White + Colors 8500
- Beam: 12 & 24 Degrees
- IP: 66
- Lifetime Rated: 30000 Hours

Dimensions  
12" x 5.1" x 9.25"

PROJECT DETAILS	
Quantity	
Lamp	
Mount	
Notes	

# SL01 Up Light

## Product Features

- Six lumen settings
- Single source LED chip for greater lux control
- Removable, drop-in optics
- Patented, sleek design
- Enhanced strength from through bolt in the knuckle
- Plugs to prevent insect and moisture penetration



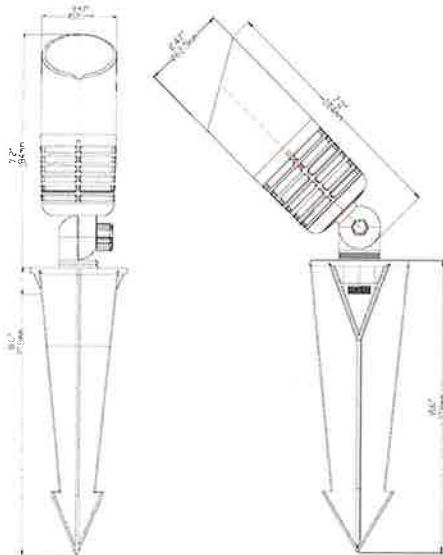
## Specifications

**Fixture Type:** Dedicated Low Voltage LED  
**Color Temperature:** 2700K / 3000K / 5000K  
**Material:** Marine-Grade, Virgin Brass with a UV Coating  
**Finish:** Antique Bronze or Raw Brass

**Wattage:** 3W (min) - 12.9W (max)  
**Lumen Output:** 230 lm - 730 lm  
**Operating Voltage:** 9V - 15V AC  
**Light Source:** CREE LED  
**Optics:** 11°, 25°, 40° (standard), 60°, and 80° (no optic)

**Color Rendering Index:** 92+  
**Lead Wire:** 10' 18AWG  
**Mounting:** 9" ABS Plastic Stake  
**Listing:** ETL, UL1838, IP65

## Product Drawings



## Adjustable Lumen Settings

No pins up: 730 lm (max)	3 pins up: 430 lm
1 pin up: 650 lm	4 pins up: 340 lm
2 pins up: 520 lm	All 5 pins up: 230 lm (min)



ATLANTA GA 39901-0001

In reply refer to: 0752857837  
Apr. 20, 2016 LTR 4168C 0  
04-3615798 000000 00  
00029561  
BODC: TE

MCKINNEY DOWNTOWN BUSINESS  
REDEVELOPMENT BOARD INC  
% AMY BEAR  
111 N TENNESSEE ST  
MCKINNEY TX 75069-4319



020666

Employer ID Number: 04-3615798  
Form 990 required: YES

Dear Taxpayer:

We issued you a determination letter in October 2002, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit [www.irs.gov](http://www.irs.gov) or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

# McKinney Main Street

Balance Sheet  
As of May 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Cash - Deposit in Transit	0.00
Clearing	0.00
First United Bank Checking	15,063.45
First United Savings	83,709.59
Petty Cash	0.00
<b>Total Bank Accounts</b>	<b>\$98,773.04</b>
Accounts Receivable	
Accounts Receivable	16,973.79
<b>Total Accounts Receivable</b>	<b>\$16,973.79</b>
Other Current Assets	
Deferred Expenses	0.00
Other Receivables	0.00
Prepaid Expenses	0.00
Uncategorized Asset	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$115,746.83</b>
Other Assets	
Cultural District	127,182.98
Cultural District - Accumulated Depreciation	-12,651.98
<b>Total Cultural District</b>	<b>114,531.00</b>
Other Long-term Assets	0.00
Accumulated Amortization - Other Assets	0.00
<b>Total Other Long-term Assets</b>	<b>0.00</b>
Polaris Gem	24,193.89
Accumulated Depreciation	-24,193.89
<b>Total Polaris Gem</b>	<b>0.00</b>
Santa House	17,386.73
Accumulated Depreciation	-9,562.69
<b>Total Santa House</b>	<b>7,824.04</b>
Wireless Speakers	33,320.00
Accumulated Depreciation	-17,453.28
<b>Total Wireless Speakers</b>	<b>15,866.72</b>
<b>Total Other Assets</b>	<b>\$138,221.76</b>
<b>TOTAL ASSETS</b>	<b>\$253,968.59</b>

# McKinney Main Street

Balance Sheet  
As of May 31, 2022

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Credit Cards	
CitiCard Main Street	6,869.63
<b>Total Credit Cards</b>	<b>\$6,869.63</b>
Other Current Liabilities	
City of McKinney - Silo Mural Donations	15,495.26
Direct Deposit Payable	0.00
Downtown Dollars	4,481.82
McKinney Strong Campaign	0.00
Other Current Liabilities	0.00
Payroll Liabilities	
Federal Taxes (941/944)	41.90
TX Unemployment Tax	0.00
<b>Total Payroll Liabilities</b>	<b>41.90</b>
Unearned Revenue	0.00
<b>Total Other Current Liabilities</b>	<b>\$20,018.98</b>
<b>Total Current Liabilities</b>	<b>\$26,888.61</b>
<b>Total Liabilities</b>	<b>\$26,888.61</b>
Equity	
Opening Bal Equity	0.00
Retained Earnings	415,176.41
Net Income	-188,096.43
<b>Total Equity</b>	<b>\$227,079.98</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$253,968.59</b>

# McKinney Main Street

## Profit and Loss

October 2021 - May 2022

	TOTAL
<b>Income</b>	
Downtown Membership Income	854.85
Events Income	1,332.58
Alcohol Sales	22,033.69
Arts in Bloom	913.82
Home for the Holidays Christmas	3,582.30
Ticket Sales	256,744.27
<b>Total Events Income</b>	<b>284,606.66</b>
Grants Received	68,779.00
Non Profit Income	10,602.15
Programs Income	2,927.99
Sales of Product Income	0.00
Sponsorship Income	70,300.89
Vendor Income	75,898.62
Vendor Application Fee	9,039.08
<b>Total Vendor Income</b>	<b>84,937.70</b>
<b>Total Income</b>	<b>\$523,009.24</b>
<b>GROSS PROFIT</b>	<b>\$523,009.24</b>
<b>Expenses</b>	
Administrative Expenses	2,750.00
Associations/Dues/Subscriptions	9,918.83
Board Expense	4,200.00
Bookkeeping/Audit	4,275.00
Communications	788.89
Contract Labor	21,840.00
Office Expenses	2,046.48
Other Fees	0.00
Bank Service Charges	72.00
Credit Card Fees	1,157.55
QuickBooks Payments Fees	1,594.25
<b>Total Other Fees</b>	<b>2,823.80</b>
Postage	394.64
Printing and Reproduction	336.62
Supplies	334.16
Food	743.49
<b>Total Supplies</b>	<b>1,077.65</b>
Travel/Training	2,140.20
<b>Total Administrative Expenses</b>	<b>52,592.11</b>



# McKinney Main Street

## Profit and Loss

October 2021 - May 2022

	TOTAL
Event Expenses	1,359.50
Activities Expense	51,438.25
Alcohol Expense	0.00
Cashier Staffing	3,149.25
Servers	0.00
<b>Total Alcohol Expense</b>	<b>3,149.25</b>
Decorations Expense	51,492.56
Downtown Christmas Tree Expense	12,000.00
Entertainer Expense	83,334.00
Event Staff	4,152.00
Hospitality	3,756.40
Infrastructure	450.00
Electricity	47,224.38
Ice	4,220.00
Portables	4,164.54
Rentals	47,623.24
<b>Total Infrastructure</b>	<b>103,682.16</b>
Marketing Expense	700.00
Billboards	17,070.00
Event T-Shirts	1,707.21
Misc Marketing	6,456.44
Newspaper	32,072.00
Signage	7,097.82
Social Media	17,460.97
<b>Total Marketing Expense</b>	<b>82,564.44</b>
Merchandise	4,616.04
Other Miscellaneous Service Cost	4,564.74
Prize Winnings	-100.00
Special Events Expense	
Arts in Bloom	426.80
<b>Total Special Events Expense</b>	<b>426.80</b>
Staffing Expense	0.00
Cashiers	8,133.75
Misc Labor	4,041.00
Porters/Cleanup	4,200.00
<b>Total Staffing Expense</b>	<b>16,374.75</b>
Supplies & Materials	41.68
Ticket Redemption	180,944.43
Weather Insurance	5,105.00
<b>Total Event Expenses</b>	<b>608,902.00</b>
Mileage	333.76

# McKinney Main Street

## Profit and Loss

October 2021 - May 2022

	TOTAL
Payroll Expenses	
Taxes	712.54
Wages	9,314.26
<b>Total Payroll Expenses</b>	<b>10,026.80</b>
Professional Development	976.70
Program Expenses	20,636.76
Promotional Project Expense	3,377.27
Directional Signage	631.40
Other/Promotional Items	185.52
<b>Total Promotional Project Expense</b>	<b>4,194.19</b>
<b>Total Program Expenses</b>	<b>24,830.95</b>
Purchases	1,475.00
Repair & Maintenance	1,453.49
<b>Total Expenses</b>	<b>\$700,590.81</b>
<b>NET OPERATING INCOME</b>	<b>\$ -177,581.57</b>
Other Income	
Interest Earned	73.13
<b>Total Other Income</b>	<b>\$73.13</b>
Other Expenses	
Depreciation Expense	10,587.99
<b>Total Other Expenses</b>	<b>\$10,587.99</b>
<b>NET OTHER INCOME</b>	<b>\$ -10,514.86</b>
<b>NET INCOME</b>	<b>\$ -188,096.43</b>