

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Project Grant Application
Fiscal Year 2023

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
 7300 SH 121, SB, Suite 200
 McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

2022 Project Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: December 30, 2022	January 26, 2023	February 23, 2023
Cycle II: March 31, 2023	April 27, 2023	May 25, 2023
Cycle III: June 30, 2023	July 27, 2023	August 24, 2023

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
- Destination Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Airport Facilities

McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of an economic development sales tax corporation (Type B 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 grants are considered only if eligible for funding 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 that are authorized in the Texas Local Government Code
- 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: Ivan L. Pierce and Tanya M. Endicott

Company: T & I Bakery LLC

Federal Tax I.D.: 92-1287040

Incorporation Date: November 14, 2022

Mailing Address: 1238 Bledsoe Rd.

City: Gunter

ST: TX

Zip: 75058

Phone: 469-450-2566

Fax:

Email: Tanya@dallashometeam.com

Cell: 469-450-2566

Website: www.wakeandbakerycafe.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: T & I Bakery LLC

Location of Project: McKinney, TX Square

Physical Address: 109 N. Kentucky St

City: McKinney

ST: TX

Zip: 75069

Property Size: +/- .5 acres

Collin CAD Property ID: 1096995

Please provide the information requested below:

- An expansion/improvement Yes No
- A replacement/repair Yes No
- A multi-phaseproject Yes No
- A new project Yes No

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

Name: William (Bill) J. Morgan

Company: n/a

Mailing Address: 951 Stacy Rd.

City: Fairview

ST: TX

Zip: 75069

Phone: 214-437-7524

Fax:

Email:

Cell:

DETAILED PROJECT INFORMATION:

Project Details and Proposed Use: Upgrade old wiring to modern materials and equipment from sub 200A to 400A single phase service.

Estimated Date of Project Completion: ASAP (February or March 2023)

Days/Hours of Business Operation: After we open the hours will be from 7am-11pm most days

Estimated Annual Taxable Sales: \$850K - \$1.2M

Current Appraised Value of Property: \$400K Estimated Appraised Value (*Post-Improvement*): \$400K - \$450K

Estimated Construction Cost for Total Project: \$70K - \$85K

Total Estimated Cost for Project Improvements included in grant request:\$8,000

Total Grant Amount Requested: 75% or the \$8,000 cost (\$6,000)

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?

X Yes

No

If yes, please attach bids for the project

Has a feasibility study or market analysis been completed for this proposed project? *No*

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.

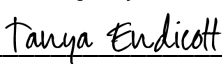
Acknowledgements - *continued*

- 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 120th day after the date the MCDC notifies the applicant of the violation.

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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

DocuSigned by:

Signature

Printed Name Tanya Endicott

Date 1/30/2023

Property Owner's Signature

DocuSigned by:

Signature

Printed Name
Tanya Endicott on behalf of william J Morgan

Date 1/30/2023

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.

McKinney Community Development Corporation,

We at T & I Bakery LLC wanted to take a moment to introduce ourselves. Our company is comprised of a husband and wife team. Ivan Pierce and Tanya Endicott. Ivan hails from McKinney and not only started pre-school there but also graduated Highschool as well. Both of Ivan's parents were also in the school system and his mother taught 3rd grade in the McKinney schools while his father led the band to grand championships year after year as the band director. Both Mr & Mrs Pierce still reside in McKinney today.

Ivan's wife, Tanya Endicott is not originally from McKinney, her father was navy so moving was a way of life as a child However, Tanya moved to McKinney in 2000, her eldest son attended Boyd Highschool and her parents both live in McKinney to this day.

Why does this matter when applying for an electric utilities grant? Because we want MCDC to know that T & I Bakery founders Ivan and Tanya take pride in McKinney and have watched the growth that has happened in the city and are excited to be bringing a Café opportunity to the beautiful, historic square that we both know and love.

We have not been in business for 2 years, and in fact this is a new venture for both of us, however, Tanya has run a successful Real Estate business for the last 22 years and continually wins awards and recognition for not only how she does business but the amount of success her Real Estate Corporation has seen. She manages office staff, other Realtors and virtual assistants in her daily Real Estate activities and is excited to bring that business knowledge and experience to the table in their Café. Ivan also brings a plethora of experience to the table having run a sought after manufacturing business of his own for many years. He is also renowned for his skills on and off the stage as a successful musician (in fact he is lead guitar at a local McKinney church) and as a GM for T & I Custom Homes. Ivan also brings experience managing workers and the flow of conducting business day to day to get the job done.

Why a Café? Tanya and Ivan have been discussing stepping into the restaurant space for years. We both have a passion for cooking, baking, and of course, eating! We saw an opportunity to bring a Wake and Bakery to the square and are excited to be the ones doing this. There is nothing quite like what we are doing in all off McKinney or even Collin County for that matter. We know that our Café will be sought after for the delicious coffee and baked treats we serve as well as the healthful benefits our baked goods and infusions might be able to provide. Tanya and Ivan both believe in offering a quality product and the betterment of the community. We have made a pledge that a portion of our Café proceeds will go back to help the community and are excited to see what kind of impact we can have in the non- profits that call McKinney home.

Sincerely,

Tanya Endicott and Ivan Pierce

Grant Usage Explained:

I thought I would take a moment to talk about how we will use the \$6,000 grant. Currently, at the 109 N Kentucky address, there is a 200AMP box that is well over 3 decades old. Today's technology has made leaps and bounds in both safety and efficiency. To that end we determined it could be unsafe to use the 200AMP power box that currently feeds the building and sought to get advice from licensed technicians. Their proposal is attached.

If we are given this \$6,000 grant we will update the electric box feeding into this building with a new 200AMP system times 2. This will allow for a total of 400AMP to feed the building making it safe for today's appliances and electric needs to run a business. And, even more importantly, it will help keep the public and surrounding businesses safe from an outdated and possible ticking time bomb of an electric box.

We feel this is an excellent use of the grant money entrusted to the McKinney Community Development Corporation and our sincerest wish is that you will agree that safety comes first.

Sincerely,

Tanya Endicott and Ivan Pierce



Wednesday, December 14, 2022

THE CAFE
109 N. KENTUCKY STREET
MCKINNEY, TX 75069

ATTENTION: IVAN PIERCE

RE: UPGRADING METER BASE & ADDING PANEL

SCOPE: ELECTRICAL WORK AS DESCRIBED BELOW

INCLUDES:

- WORK TO BE COMPLETED BETWEEN THE HOURS OF 8AM-4PM ON MONDAY-FRIDAY
- DEMO EXISTING 200A METER-BASE & REPLACE WITH A 320A METER-BASE
- FURNISH & INSTALL 200A 120/208V 42 CKT HOMELINE SQD PANEL
- STUDY FOR EQUIPMENT
- PERMIT
- PRICE IS SUBJECT TO CHANGE 30 DAYS AFTER QUOTE SUBMISSION DATE ABOVE
- TRASH HAULED TO GC FURNISHED DUMPSTER

NOTE: LEAD-TIME FOR 320A METER-BASE IS IN MARCH (BENNY HAS A GAMEPLAN FOR YOU)

EXCLUDES:

- CONCRETE/ASPHALT WORK
- BARRICADES
- PAINTING
- ANY ELECTRICAL OR STRUCTURAL ISSUES THAT IS NOT COVERED IN THE SCOPE OF WORK
- BOND FEES

BASE BID:	\$ 7,189.00
TAX:	\$ <u>593.09</u>
TOTAL:	\$ 7,782.09

NO ADDENDUMS ARE HEREBY ACKNOWLEDGED.

THANK YOU FOR THE OPPORTUNITY,

RANDY PASCUA
RANDY PASCUA
Service Estimator

Approved by: _____


Printed: _____

Title: _____

Date: _____

Dear McKinney Community Development Corporation,

My Name is William J Morgan (aka Bill Morgan) and I am the owner of the building located at 109 N Kentucky, McKinney TX 75069. I am 100% on board with applying for a grant, which would change the electric feeding into the building from an outdated 200 amp system to an updated total of 400 amp system. I also agree to maintain this update for at least 10 years after the grant is approved.

Sincerely, 

Bill Morgan