

# MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

## Grant Application

Fiscal Year 2014

### IMPORTANT:

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- Application is available at [www.mckinneycdc.org](http://www.mckinneycdc.org); by calling 214.544.0296 or by emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org)
- Please call to discuss your plans for submitting an application in advance of completing the form provided. Completed application and all supporting documents are required to be submitted electronically or on a CD for consideration by the MCDC board. Please submit the application to:

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

- *If you are interested in a preliminary review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 214.544.0296 or emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org).*

***Applications must be completed in full, using this form, and received by MCDC, electronically or on a CD, by 5:00 p.m. on the date indicated in schedule below.***

### Please indicate the type of funding you are requesting:

**Project Grant**

Quality of Life projects that advance the mission of MCDC and are eligible for funding in accordance with the Type B sales tax statute (refer to examples in Grant Guidelines).

**Promotional or Community Event Grant (maximum \$15,000)**

Initiatives, activities and events that promote the City of McKinney for the purpose of developing new or expanded business opportunities and/or tourism – and enhance quality of life for McKinney residents.

### Promotional and Community Event Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 3, 2014	January 2014	February 2014
Cycle II: June 30 2014	July 2014	August 2014

### Project Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2014	February 2014	March 2014
Cycle II: April 30, 2014	May 2014	June 2014
Cycle III: July 31, 2014	August 2014	September 2014

## APPLICATION

### ORGANIZATION INFORMATION

Name: City of McKinney, Texas

Federal Tax I.D.: 75-6000599

Incorporation Date: September 30<sup>th</sup>, 1848

Mailing Address: 222 N. Tennessee St.

City: McKinney

ST: Texas

Zip: 75069

Phone: 972-547-7531

Fax: 972-547-

Email:

rrhoades@mckinneytexas.org

Website: www.mckinneytexas.org

#### Check One:

- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
- Governmental entity
- For profit corporation
- Other

Professional affiliations and organizations to which your organization belongs:

### REPRESENTATIVE COMPLETING APPLICATION:

Name: Rodney Rhoades

Title: Chief Financial Officer

Mailing Address: 222 N. Tennessee

City: McKinney

ST: Texas

Zip: 75069

Phone: 972-547-7531

Fax: 972-547-2611

Email: rrhoades@mckinneytexas.org

**CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:**

Name: Rodney Rhoades

Title: Chief Financial Officer

Mailing Address: 222 N. Tennessee St.

City: McKinney

ST: Texas

Zip: 75069

Phone: 972-547-7531

Fax: 972-547-2611

Email: rrhoades@mckinneytexas.org

**FUNDING**

Total amount requested: \$1,500,000.00

**PROJECT/PROMOTION/COMMUNITY EVENT**

Start Date: Fall, 2014

Completion Date: Fall, 2015

**BOARD OF DIRECTORS** *(may be included as an attachment)*

- **Mayor:**  
Brian Loughmiller
- **City Council:**  
Don Day  
Roger Harris  
Geraldyn Keever  
Randy P. Pogue  
Ray Ricchi  
Travis Ussery

**LEADERSHIP STAFF** *(may be included as an attachment)*

- **Interim City Manager:**  
Tom Muehlenbeck
- **Deputy City Manager:**  
Jose Madrigal
- **Asst. City Manager:**  
Rob Daake
- **Interim Asst. City Manager:**  
Barry Shelton

## **I. Applying Organization**

### **About McKinney, Texas-**

The elements that established McKinney as unique from its very beginnings are the same that continue to attract residents, visitors and businesses to our community today. Beautiful tree-lined streets, diverse residential neighborhoods, outstanding educational opportunities, a robust business environment, a charming historic downtown and a strong sense of community make McKinney truly stand out. The unique by nature brand so strongly associated with the city is more than a tagline, it is a commitment that embodies the community's willingness to work together to make McKinney a great place to be. As one of the fastest-growing cities in the nation, residents, businesses and visitors alike show that they strongly embrace the community's vision and strong overall quality of life.

Just 30 miles north of downtown Dallas, McKinney is a picturesque city with a small-town feel that is quite different from the Metroplex's urban sprawl. Our friendly charm, green spaces and comfortable pace belie the fact that McKinney, with a population of more than 149,000, is one of the fastest-growing cities in America.

### **A Stand-Out Community-**

The nation continues to recognize McKinney as a stand-out community. Money Magazine ranks McKinney No. 2 on their list of the Best Places to Live in American in 2012. Factors considered included employment, schools, crime and safety, as well as overall quality of life aspects including a feeling of community pride. This adds to the accolades already received from Forbes, Best Life Magazine, CNNMoney and more.

While many factors combine to make McKinney a truly special place in America, it is the people in McKinney who bring these vibrant qualities to life. That community spirit is embodied in a friendly, safe and inviting city that holds strong ties to its roots and history while enjoying rapid economic development and continually adding new amenities that compliment and expand our unique quality of life.

This is McKinney, Texas, and we are unique by nature.

## **I. Applying Organization (Continued)**

### *Goals-*

- Strong, balanced economy
- Fiscally sound city government providing excellent services
- Vibrant historic district: authentic downtown and neighborhoods
- Improved mobility within, to and from McKinney
- Sustainable, unique neighborhoods

### *Top Priorities-*

- City economic development
- Gateway Hotel/Event Center
- McKinney National Airport
- McKinney Corporate Center at Craig Ranch
- Expansion of Collin College programs and partnerships

*High Priorities-*

- Aquatic center
- Commercial/Retail Corridor Strategies
- Develop municipal center location and funding strategy
- Expand commercial development within the Historic District
- Develop city infrastructure to support economic growth

- Manage traffic flow and road system
- Plan McKinney's future development
- Provide leisure and recreational opportunities
- Support economic expansion
- Preserve the "McKinney character" – our heritage
- Serve as a community information and resource center

*Core Businesses-*

- Provide essential utility services for daily living
- Protect people and property, making a safe community
- Respond to emergency situations

*Paid Staff-*

- Paid Staff: 985 fulltime and seasonal

*Significant Organizational Changes-*

- No significant organizational changes are anticipated during the duration of the project

## **II. Project**

### **Project Details-**

The McKinney National Airport (MNA), as owned by the City of McKinney, is planning to design and construct and 18,000 sq/ft transient hangar to serve a large transient population. Currently hangar space at MNA is at capacity, and our target audience, (general aviation, corporate, and other transient customers), are unable to store their aircraft in a covered structure that protects their assets from the elements.

As stated, the scope of this project will stretch over a 12-month period, not to exceed 18 months, from design to completion. The transient hangar is planned to be 18,000 sq/ft, and no less than 15,000 sq/ft at completion.

### **Promotion for Business Development and Tourism-**

The ultimate purpose of constructing a transient hangar at MNA is to further business development in the City of McKinney. It has been stated in multiple public forums by MNA staff that, "McKinney National Airport is the front door of McKinney for businesses coming to our city." This statement could not be more applicable in reference to this grant request; by constructing this transient hangar, McKinney is able to welcome even more customers through our corporate "front door."

A secondary business development effect of constructing this transient hangar will be further exposure to MNA as a whole. A larger customer base will inevitably yield opportunity for further private business development at the airport.

In addition to the two business development benefits that McKinney will enjoy from the construction of a transient hangar at MNA, the city will be able to house more aeronautical tourists into our city.

**Project’s Fulfillment of Strategic Goals and Objectives-**

The city of McKinney expects that the construction of a transient hangar at MNA will fulfill a variety of our goals and objectives. Specifically, the following items will be addressed and/or strengthened through the approval of this grant request:

*Goals-*

- Strong balanced economy
- Fiscally sound city government providing excellent services
- Improved mobility within, to and from McKinney

*Top Priorities-*

- City economic development
- McKinney National Airport

*Core Businesses-*

- Support economic expansion

**Location of Project-**

The transient hangar construction will occur at McKinney National Airport, 1500 E. Industrial Blvd., McKinney, Texas 75069. Specifically, the transient hangar will be located north of the McKinney Air Center terminal building, past the 200 series T-Hangars.

**Timeline of Project-**

It is expected, pending grant approval, design will begin 2014 and construction will be complete by 2015.

**Future Growth-**

The construction of this hangar will enable continued growth and promotion of both the City of McKinney and the McKinney National Airport.

**Project Grants – please complete the section below:**

- |                             |                              |  |
|-----------------------------|------------------------------|--|
| • An expansion/improvement? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • A replacement/repair?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • A multi-phase project?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

- A new project?  Yes  No

**Has a feasibility study or market analysis been completed for this proposed project?**

Please see attached pro forma.

**Provide specific information to illustrate how this Project/Promotion/Event will enhance quality of life and further business and economic development in the City of McKinney, and support one or more of MCDC's goals:**

Funding for this project will provide for needed expansion of the airport facilities thus enabling and promoting economic development and business promotion.

**Has a request for funding, for this Project/Promotion/Community Event, been submitted to MCDC in the past?**

- Yes  No

**III. Financial**

- Enclosed is a comprehensive pro-forma for the request as was presented to McKinney City Council July 15<sup>th</sup>, 2014. The options for cash funding apply to our grant request.
- Enclosed is the agenda item for the mentioned City Council presentation mentioned above.
- Enclosed is a copy of the city of McKinney's most recent budget book.
- Enclosed is a copy of the city of McKinney's previous two years' comprehensive annual financial report.
- Enclosed is the most recent record of McKinney National Airport's financials

**What is the estimated total cost for this Project?**

\$1,500,000.00 (Enclosed is a comprehensive pro-forma for the request).

**What percentage of Project funding will be provided by the Applicant?**

0%

**Are Matching Funds available?**  Yes  No

Cash \$	Source	% of Total
In-Kind \$	Source	% of Total

**Are other sources of funding available?**

No, please see explanation below.

**Have any other federal, state, or municipal entities or foundations been approached for funding?**

The city of McKinney sought financing approval from the City Council of McKinney to move forward with design and construction of a transient hangar on July 15<sup>th</sup>, 2014. During the discussion it was recommended that McKinney cash fund the project, as opposed to issuing debt.

However, due to the unknowns that are likely to arise during the annual budgeting process for the 2014-2015 fiscal year, Council unanimously supported a recommendation to apply for a MCDC grant to accomplish this construction project.

**IV. Marketing and Outreach**

The City of McKinney and McKinney National have been marketing the airport assets since we took over the fixed base operations in November of 2013. This grant award and the promotion of the new hangar will be incorporated in existing and future marketing and advertisements as an additional enhancement to the airport to better serve business and aviation related activities.

**V. Metrics to Evaluate Success**

McKinney National Airport staff has used presumptions in the attached pro-forma to list out metrics for success. In summary, the percentage occupancy of the transient hangar will be the primary driver for success. An 85% occupancy level is considered successful as presented on the enclosed pro-forma.

Upon completion of construction, fuel sales will be an additional metric for success that MNA staff can readily report as it pleases MCDC.

**Acknowledgements**

***If funding is approved by the MCDC board of directors, Applicant will assure:***

- The Project/Promotion/Community Event for which financial assistance is sought will be administered by or under the supervision of the applying organization;
- All funds awarded will be used exclusively for the purpose described in this application;

**Acknowledgements - continued**

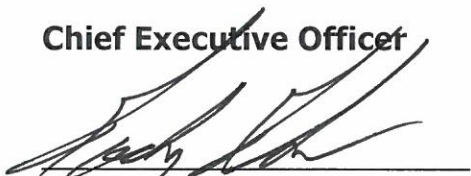
- MCDC will be recognized in all marketing, outreach, advertising and public relations as a funder of the Project/Promotion/Community Event. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement;



- Organization's officials who have signed the application are authorized by the organization to submit the application;
- Applicant will comply with the MCDC Grant Guidelines in executing the Project/Promotion/ Community Event for which funds were received.
- A final report detailing the success of the Project/Promotion/Community Event, as measured against identified metrics, will be provided to MCDC no later than 30 days following the completion of the Project/Promotion/Community Event.
- Up to 80% of the approved grant may be provided, on a reimbursement basis, prior to conclusion of the Project/Promotion/Community Event with submission of invoices/receipts to MCDC. The final 20% will be paid following MCDC's receipt of unpaid invoices/receipts; documentation of fulfillment of obligations to MCDC; and final report on the Project/Promotion/Community Event.
- The required performance agreement 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.

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

**Chief Executive Officer**

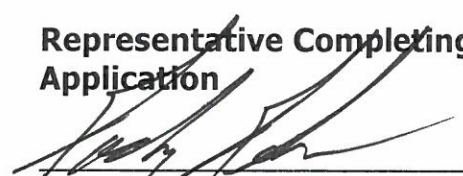


Signature

Rodney Rhoades  
Printed Name

July 17, 2014  
Date

**Representative Completing Application**



Signature

Rodney Rhoades  
Printed Name

July 17, 2014  
Date

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