

Sanchez Charities, LLC



Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, McKinney, TX 75071 Tel 469.424.5900

Sanchez Charities, LLC

Who we Are



Who is Sanchez Charities, LLC?

A part of the Sanchez Group of Companies, Sanchez Charities, LLC is:

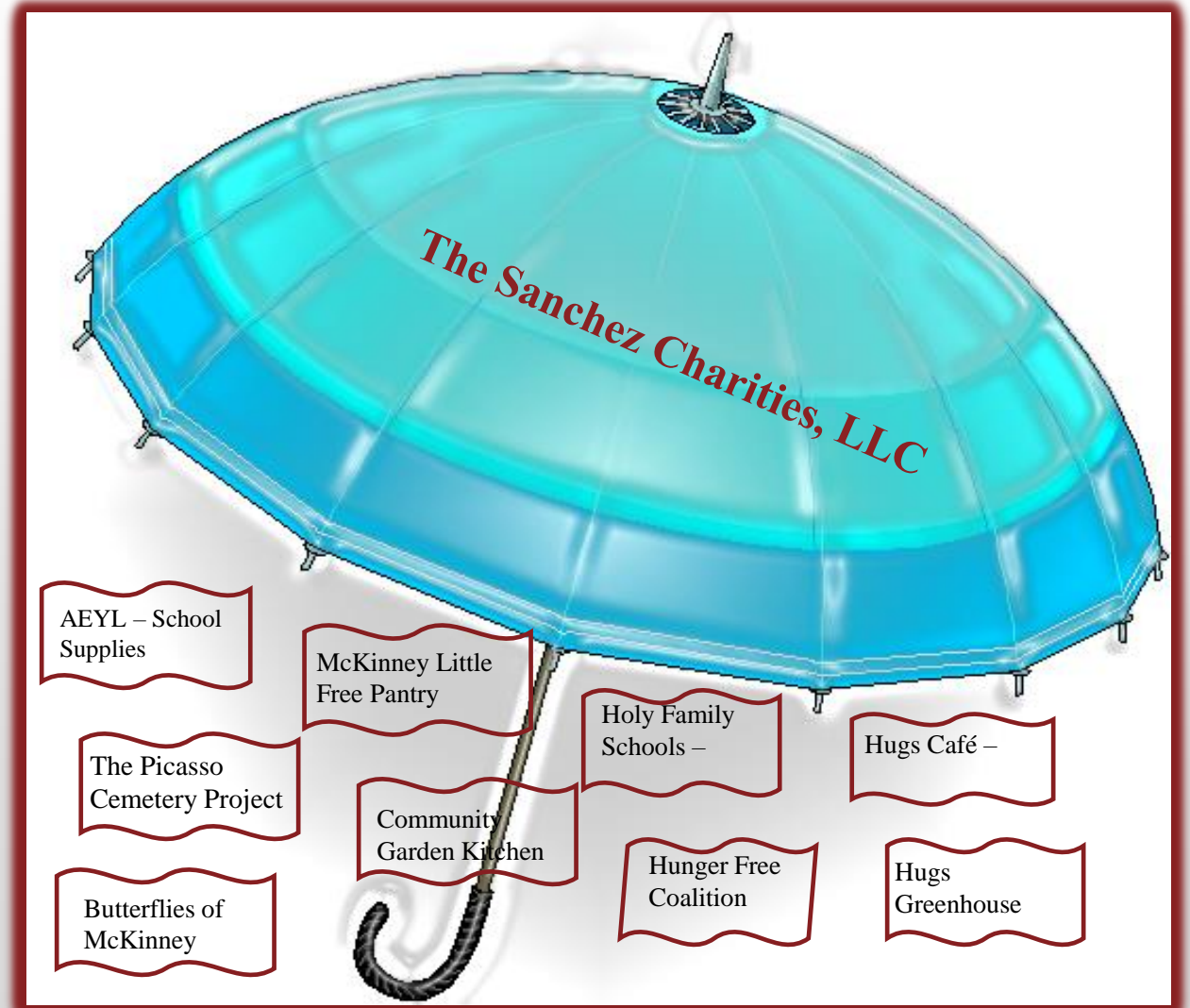
- A recognized not-for-profit 501 (c) 3 organization
- Strives to leverage the business relationships that have been developed over twenty years and concentrate the resources of those relationships to improve the lives of Texas residents

- ✓ Community Enhancement
- ✓ Reduce Hunger
- ✓ Community Development

- Sanchez Charities aims at “reducing gaps” and “avoiding overlaps” in the provision of health and human services

For Information on This Project

- Sanchez Charities, LLC /469-424-5900
- www.thesanchezgroup.biz
- Kim.Sanchez@thesanchezgroup.bizzzzz



Sanchez Charities, LLC Community Enhancement



Sanchez Charities – Helping our community THRIVE!

• A few of the collaborators:

• Hugs	• AEYL	• Holy Family	• Samaritan Inn
• Shiloh Place	• MHA	• Community Garden Kitchen	• CHC
• Hunger Free Coalition	• CDBG	• Emanuel Labor	• Religious Community

Notable Projects:

- The Olive Branch – Home to the MLFP
- Art Wall dedicated to the City by Sanchez Charities, LLC
- Monarchs of McKinney – Butterfly adjacent to Art Wall
- Mexican Cemetery – Picasso Project
- Community Lifeline Center – Hwy 5 Distribution Site



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Sanchez Charities, LLC McKinney Little Free Pantry (Reducing Hunger)



At the heart of McKinney Little Free Pantry: **Take what you need, leave what you can!**

Our goal is to provide food to anyone needing a little help.

MLFP is open 24/7/365 for taking or leaving

- Completely free
- No waiting or applications
- No questions asked
- No requirements to qualify

First box was installed in downtown McKinney in 2016 and we have been growing ever since!

12 locations throughout McKinney & Melissa

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Sanchez Charities, LLC Community Development



- Redevelopment of 25,000 square feet of historic buildings in downtown McKinney
- Redevelopment of city block (urban blight)
 - ❖ Chestnut Commons I
 - ❖ Chestnut Commons II
 - ❖ Parking Garage
- Redevelopment of Newsome Homes
- Redevelopment of Merritt Homes
- Technical Support for Community Garden Kitchen
- US Census Bureau Regional Office Census 2020
- ***The Mustard Seed***

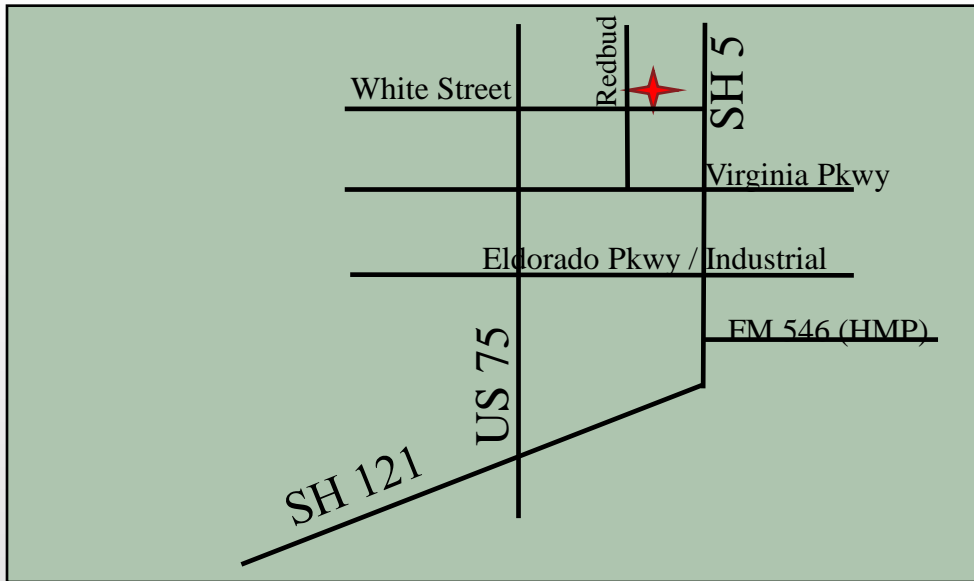


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The Mustard Seed (Community Development)



Proposal:

As part of the continued Community Development Strategic Goals, the Sanchez Charities, LLC is proposing a not-for-profit campus and community resource center for not-for-profit organizations – ***The Mustard Seed***. **Let's bring the various health and human service providers under one roof to collaborate and have synergy.** The specific request being made is for MCDC's participation for the cost of the **on-site horizontal development and infrastructure.**

Status:

- ✓ Land is under contract. Expected closing is February 2021.
- ✓ Property has been rezoned – City Council approved zoning on December 2, 2020
- ✓ Site Plan has been submitted to the City of McKinney
- ✓ Civil engineering plans are approximately 80% complete
- ✓ Architectural Plans are underway
- ✓ Construction to occur in 2021
- ✓ BancorpSouth (BCS) has committed to providing the project funding to construct the two buildings (\$1.9 mm)
- ✓ Sanchez Charities, LLC / Martin and Kim Sanchez will collateralize the debt
- ✓ Cost of on-site “horizontal” development is \$343,917.00

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The Mustard Seed (Community Development)



DESCRIPTION	TOTAL COST
EARTHWORK / DEMOLITION	\$ 10,499.67
EROSION CONTROL	\$ 22,028.00
SANITARY SEWER	\$ 11,141.00
WATER	\$ 21,545.00
STORM SEWER	\$ 64,312.50
PAVING	\$ 109,924.80
Other Development Fees	\$ 72,153.92
City Fees	\$ 8,380.78

Item	Project Cost	MCDC Grant Reimbursement Request	Paid by Whom?	Notes
Land Cost	\$200,000	\$0.0	Sanchez Charities, LLC	See Attached Contract
Zoning	\$15,000	\$0.0	Sanchez	Approved
Site Plan	\$15,000	\$0.0	Sanchez	Submitted
Minor Plat	\$5,000	\$0.0	Sanchez	Pending
Civil Engineering	\$35,917	\$35,917	MCDC Grant	In progress
Architecture	\$35,000	\$0.0	Sanchez	In progress
Site Development Costs (infrastructure)	\$308,000	\$308,000	MCDC Grant	See Attached
Building 1	\$900,000	\$0.0	BancorpSouth/Sanchez	See Attached
Building 2	\$400,000	\$0.0	BancorpSouth/Sanchez	See Attached
Total	\$1.91 m	\$343,917		

If awarded a grant, we anticipate the following timeline:

- December 2020 – City Council Approval of Zoning
- December 2020 – Site Planning and Civil Engineering Submittal
- December 2020 – MCDC Grant Submittal
- February 2021 - MCDC Grant Award (*hopefully*)
- March 2021 – City approvals for construction
- April 2021 – Development of site
- June 2021 – Site Development complete
- June 2021 - Start construction of first building
- October 2021 – First building completed
- December 2021 – Start construction of second building
- April 2022 – Second building complete

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McKinney, Texas

Volunteer and/or Donate Today

Call us today at 469-424-5900 or follow us on Facebook!

<https://www.facebook.com/McKinneyLFP>