

**A COLLABORATIVE OF MCKINNEY SERVICE PROVIDERS TO CREATE A MCKINNEY RESOURCE CENTER PROUDLY PRESENTS:**

# **MCKINNEY** *Neighbor Hub* **A NEW BEGINNING**

**CREATING THE ECOSYSTEM FOR  
CONNECTION, COMMUNICATION AND COLLABORATION**



**210 ADRIATIC PKWY SUITE 200, MCKINNEY, TX 75072 | (469) 424-5900**

# A NEW NAME... GREATER FOCUS... SAME PURPOSE

# MCKINNEY

*Neighbor Hub*

**Advanced model:**

## Client Benefits

- In-Take and Assess persons in need of all health and human resources comprehensively (less traumatic story-telling)
- Disseminate information regarding available services (utilizing existing programs)
- Client pre-qualification for available services (efficiency)
- Identify and lessen obstacles to those in need (awareness, transportation, logistics, etc.)
- Follow-up to create a path to success

## Agency Benefits

- Coordinate and develop referral logistics (efficiency)
- Organize and harness the expertise of existing service providers (enhance and streamline) without duplication – reduce duplicate waiting rooms, conference rooms, kitchens, etc.
- Facilitate cross-agency communication, collaboration and networking through co-location
- Transportation Opportunities
- Create a cohesive approach to fund raising which maximizes efficiency
- Construct a building and provide low-cost leases to service providers

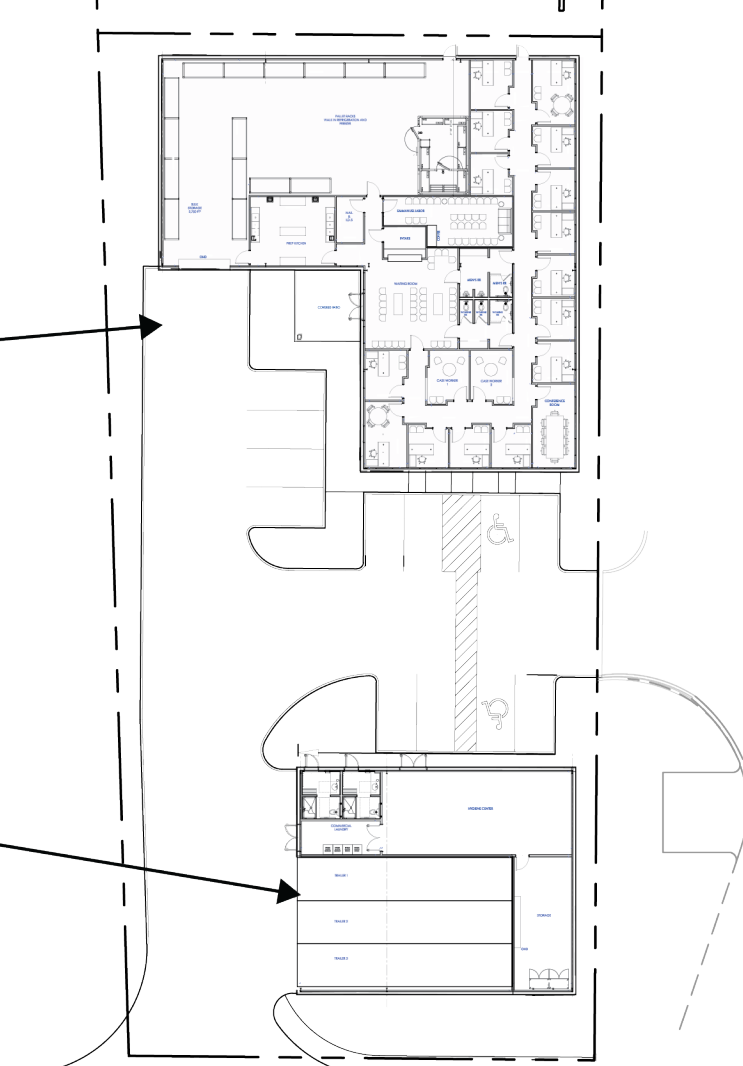
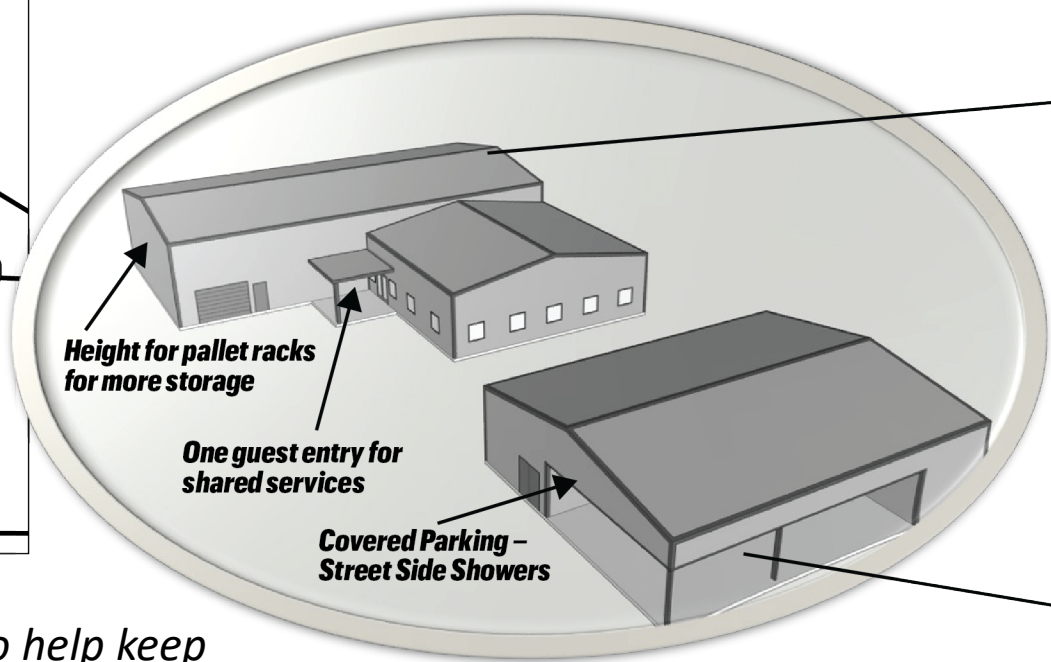
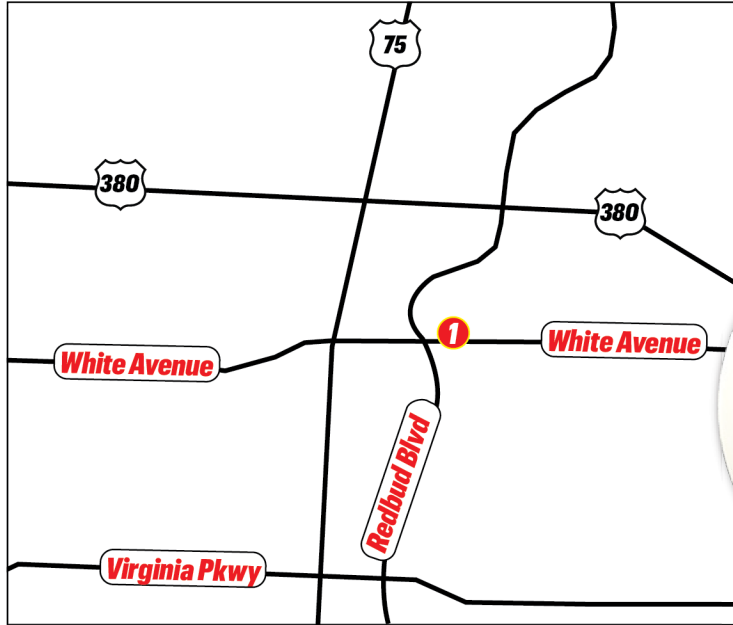
## Success of the Resource center

- Current Board of Directors to focus on financial stability
- Cultivate a long-term Board to leverage future growth
- Successful “Client Benefits” and “Agency Benefits” insures the success of the Resource Center.



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**W. White Ave.**

*Its more efficient and successful to help keep somebody from sliding into a bad situation than it is to bring them back from that situation ....*



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## MCKINNEY *NeighborHub*

### BUILDING HIGHLIGHTS

#### Core Tenants

- Hope Restored Mission
- CLC
- Emmanuel Labor
- Streetside Showers
- McKinney Little Free Pantry

#### Ancillary – Affiliates

- Transportation to Social Resources
- Data Gathering
- Connection to youth mentorship organizations, hot meals, transitional housing, health care. . .

#### Core Services

- In-Take / Case Management
- Referral Center
- Rehousing Resources
- Agency Database – Education - Library
- Food Distribution
- Relationship Ministry
- Technology / Data Management
- Mail bank / Id Cards
- Rental Utility Assistance
- Hygiene Center

#### Business Operations

- Shared conference rooms, lobby, kitchen, refrigeration, utilities, janitorial, etc.
- Networking with other agency / service providers
- Grant Writing
- Co-location – incubator services
- Executive leadership / guidance / mentorship



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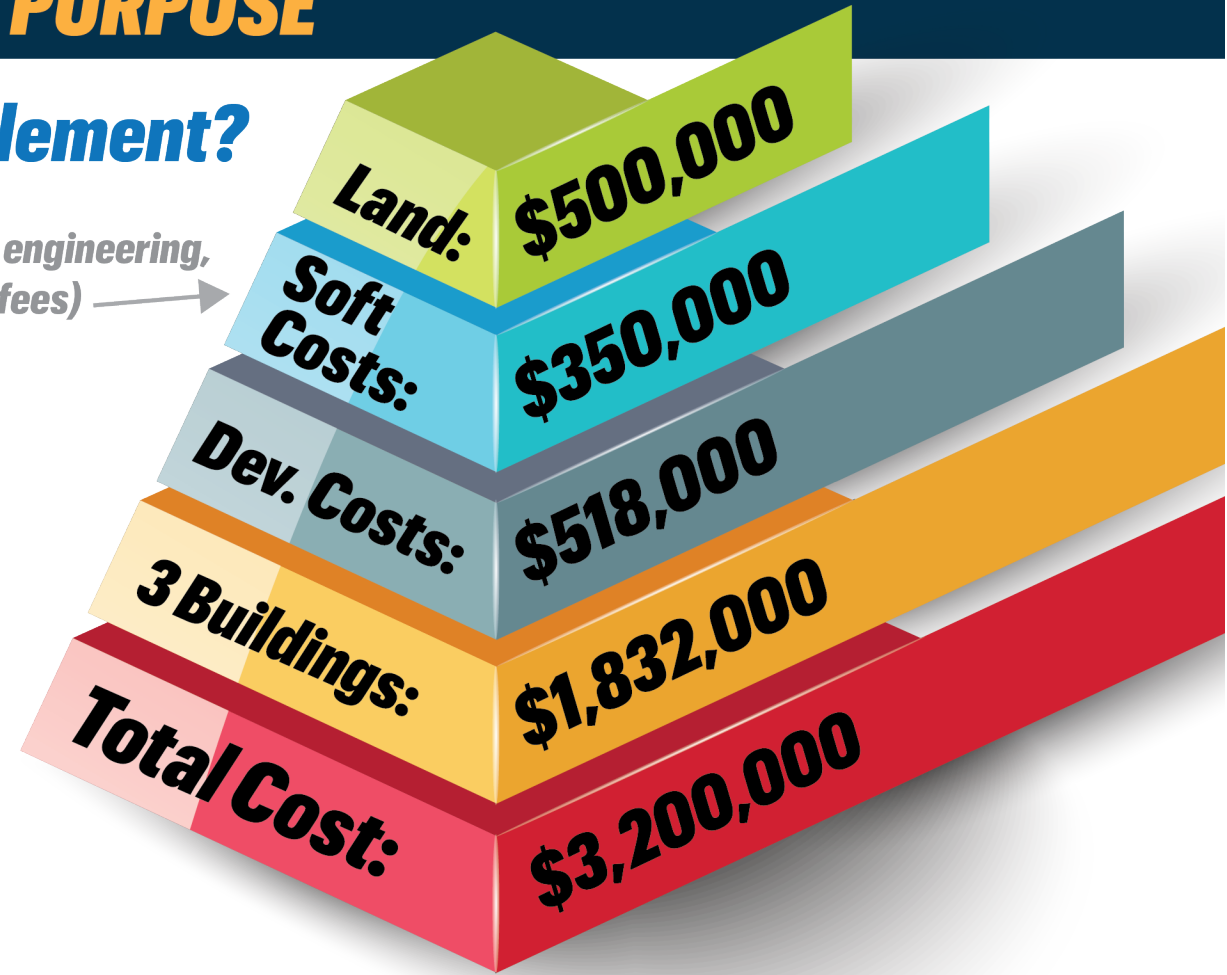
## MCKINNEY NeighborHub

### How Do We Implement?

#### Summary:

- Purchased by Sanchez Charities, LLC (\$500,000) (fully donated)
- In-Kind professional services donation (\$350,000) (fully encumbered)
  - Sanchez & Associates, LLC to donate planning and engineering
  - FORM Studios to donate Architectural Services
  - ZOEM Real Estate Services to donate leasing and management
- Detention pond has been constructed (\$75,000 in-kind expense)
- Land zoned as "SO – Suburban Office"
- 3 buildings;
  - Building 1 = +/- 2,000 sf
  - Building 2 = +/- 3,000 sf
  - Building 3 = +/- 4,000 sf
- Full utilities to the site

(planning, survey, engineering, architecture, city fees) →



### Timeline for Project:

Pre-development	Q1 2024
Texas Health Community Impact Collin Region Grant	Q2 2024
MCDC Grant Application	Q3 2024
Communities Foundation of Texas	Pending
United Way of Metropolitan Dallas	Pending
Development	Q4 2024 – Q1 2025
Construction	Q1 2025 – Q4 2025
Move in Phase	Q4 2025

### LEASES (Goal)

**Lease Rate: \$15.00/sf (NNN)**

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# MCKINNEY NeighborHub SUPPORT

## MEMORANDUM OF UNDERSTANDINGS



ENTITY	SIGNER
HOPE RESTORED MISSION	TAMARA MONROE
STREETSIDE SHOWERS, INC.	LANCE OLINSKI
COMMUNITY LIFELINE CENTER LLC	MICHAEL SCHWERIN
EMMANUEL LABOR	PAUL BALLESTEROS

## MENTORSHIP OPPORTUNITY



ENTITY	SIGNER
SERVE DENTON	PAT SMITH

## LETTERS OF SUPPORT



ENTITY	SIGNER
LOVE LIFE FOUNDATION	MAYLEE THOMAS-FULLER
THE SAMARITAN INN	JILL SCIGLIANO
ONE HEART MCKINNEY	SCOTT ELLIOTT
L.I.F.T. R&R	ROLANDA MACHARIA
GRACE TO CHANGE	SHANNON WHITE
CHRIST FELLOWSHIP	BRUCE MILLER
VOLUNTEER MCKINNEY	ALLISON MONROE
COMMUNITY GARDEN KITCHEN	ANGELA POEN
COLLIN COUNTY HOMELESS COALITION	RICHARD GRADY
HOLY FAMILY SCHOOL	SARA THOMAS
MY FRIEND JACK'S HOUSE LLC	BONNIE DONALDSON
MCKINNEY COMMUNITY FOOD PANTRY	MELODY KRILL
AEYL	DERRICK ROBINSON
ABOVE ALL THINGS DREAM FOUNDATION	GREGORY AIRINGTON
HUGS CAFÉ, INC	LAUREN SMITH