

McKinney Community Development Corporation
Potential Projects Subcommittee
June 20, 2024

The McKinney Community Development Corporation Potential Projects Subcommittee met at 4:00 p.m. on June 20, 2024, at the MCDC office located at 7300 SH 121 SB, Suite 200, McKinney.

MCDC Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly and Secretary David Riche.

Staff Present: President Cindy Schneible and MCDC Grant Program and Marketing Manager Linda Jones.

Kim Sanchez shared information about the various divisions within The Sanchez Group, including Sanchez Charities whose mission is to leverage their business relationships to improve the lives of Texas residents where specific needs are identified. The goals fall under three main areas: community development, reduce hunger, and community enhancement. After the initial Mustard Seed project idea several years ago, Sanchez Charities broadened their research. After studying other similar successful projects (Serve Denton, Our Calling, and Children's Advocacy Center), they have created plans for the McKinney NeighborHub, which would serve as a central location for various community services, addressing significant gaps and overlaps in current service provisions. The three buildings total 9,000 square feet and will host a range of services core partners provide, including Hope Restored, Community Lifeline Center, Streetside Showers, and Emmanuel Labor. Their collaborative model will streamline assistance, making it easier for individuals to access several support services of one location, to establish operational efficiency and enhance the client experience by reducing the need to navigate various service providers scattered across different locations. Ms. Sanchez acknowledged that this plan is a small-scale version of what McKinney eventually needs, adding that Serve Denton and Our Calling both have 75,000 square foot facilities. They anticipate rents to be at \$15 triple net per square foot or about \$23 per square foot.

Sanchez Charities has invested about \$1,000,000 in the project to date, including the land. Total project cost is about \$2.9 million. Their goal is to begin construction in early 2025 and move in by the end of that year.

Sanchez Charities plans to apply for an MCDC project grant in the next cycle for infrastructure projects including drainage, sewer and parking. Additionally, they are actively pursuing other funding sources including Mueller (in kind donation of a 4,000 square foot building), Texas Health Community Impact Grant, Credit Union of Texas, Communities Foundation of Texas, and United Way of Metropolitan Dallas.

ANGELA RICHARDSON-WOODS
Chair
DAVID KELLY
Vice Chair

DAVID RICHE
Secretary