

McKINNEY COMMUNITY DEVELOPMENT CORPORATION

Project Grant Application

Fiscal Year 2020

IMPORTANT:

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- The Grant Guidelines and Application are available at www.mckinneycdc.org; by calling 972.547.7653 or by emailing cschneible@mckinneycdc.org
- **Contact us to discuss your plans for submitting an application prior to completing the form.**
- A completed application and all supporting documents are required to be submitted via email or on a thumb drive 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 preliminary Board of Directors review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at www.mckinneycdc.org, by calling 972.547.7653 or emailing cschneible@mckinneycdc.org.*

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

2020 Project Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: December 30, 2019	January 23, 2020	February 27, 2020
Cycle II: March 31, 2020	April 23, 2020	May 28, 2020
Cycle III: June 30, 2020	July 23, 2020	August 27, 2020

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
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

INFORMATION ABOUT YOUR ORGANIZATION

Name: Cindy Schneible

Federal Tax I.D.: 75-6000599

Incorporation Date: April 1996

Mailing Address: 5900 Lake Forest Drive, #110

City McKinney

ST: TX

Zip: 75070

Phone: 972.547.7653

Fax: 972.542.0926

Email: cschneible@mckinneycdc.org

Website: www.McKinneyCDC.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: *Texas Economic Development Council; International Economic Development Council; Texas Association of Community Development Corporations*

REPRESENTATIVE COMPLETING APPLICATION:

Name: Cindy Schneible

Title: President

Mailing Address: 5900 Lake Forest Drive, #110

City: McKinney

ST: TX

Zip: 75070

Phone: 972.547.7653

Fax: 972.542.0926

Email: cschneible@mckinneycdc.org

CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:

Name: Cindy Schneible

Title: President

Mailing Address: 5900 Lake Forest Drive, #110

City: McKinney

ST: TX

Zip: 75070

Phone 972.547.7653

Fax: 972.542.0926

Email: cschneible@mckinneycdc.org

FUNDING

Total amount requested: Up to \$36,800

Matching Funds Available (Y/N and amount): N

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney Community Support Grant)?

Yes

No

Please provide details and funding requested: *Application will not be made for funds from other city sources.*

PROJECT

Start Date: March 2020

Completion Date: September 2020

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

Jackie Brewer, Chair

John S. Mott

Rick Glew, Vice Chair

David Kelly

Mary Barnes-Tilley, Secretary

Deborah Bradford (Alt)

Angela Richardson-Woods, Treasurer

Kathryn McGill

LEADERSHIP STAFF (may be included as an attachment)

Cindy Schneible, President

Using the outline below, provide a written narrative no longer than 7 pages in length:

I. Applying Organization

Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.

Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project for which funds are requested.

II. Project

- Outline details of the Project for which funds are requested. Include information regarding scope, goals, objectives, end user.
- Describe how the proposed Project fulfills strategic goals and objectives for your organization and benefits the McKinney community.
- Please also include planned support activities, timeframe/schedule, and estimated use and admission fees if applicable.
- Include the location for Project.
- Provide a timeline for the Project – from design to completion.
- Will the project be competitively bid?
- Are there plans for growth/expansion in future years?

Please provide the information requested below:

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

Has a feasibility study or market analysis been completed for this proposed project? *If so, please attach a copy of the Executive Summary.*

No feasibility study or market analysis completed.

Provide specific information to illustrate how this Project aligns with one or more of the goals and strategies adopted by McKinney City Council and McKinney Community Development:

- Eligible for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to MCDC Grant Guidelines and/or page 1 of this application)
- Support cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and growth of McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested

Indicate which goal(s) listed above will be supported by the proposed Project/Promotional/Event:

Has a request for funding, for this Project been submitted to MCDC in the past?

Yes

No

Date(s):

III. Financial

- Provide an overview of the organization's financial status including the impact of this grant request on organization mission, goals and business model.
- Please attach the following:
 - Organization budget and Profit & Loss Statement for current and previous year
 - Organization audited financial statements for the preceding two years. *If audited financials are not available, please indicate why.*

What is the total estimated cost for this Project?

\$ 24,000 (8 benches x \$3,000) on a concrete pad
\$ 8,000 (8 benches x \$1,000) if a brick paver pad is used
\$ 4,800 (15% contingency)
\$ 36,800

Estimated cost per bench, with installation on concrete pad is \$3,000 – but until the style is decided upon, exact cost cannot be calculated. Brick paver pads would add approximately \$8,000 to the project. A contingency of 20% has been added.

Please attach a detailed Project budget specific to the request for funds.

What percentage of Project funding will be provided by the Applicant? 100%

Are Matching Funds available? Yes No

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

Please provide details regarding other potential sources for funding. Include name of organization(s) solicited; date of solicitation; amount of solicitation and date that notice of any grant/award/loan is expected.

IV. Marketing and Outreach

Describe marketing plans and outreach strategies for your organization and for the Project for which you are requesting funding – and how they are designed to help you achieve current and future goals.

Plaques identifying McKinney Community Development Corporation will be included on the benches.

V. Metrics to Evaluate Success

Outline the metrics that will be used to evaluate success of the proposed Project. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event.

Installation and use of the benches.

Acknowledgements

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

- The Project 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.
- Applicant owns the land, building or facility where the proposed project will be located. 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.
- MCDC will be recognized in all marketing, advertising, outreach and public relations as a funder of the Project. 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 for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Property owner will be responsible for maintaining the improvements made with funding from a Project Grant 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.
- A final report detailing the successful completion of the Project, as measured against identified metrics, will be provided to MCDC no later than 30 days following the 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 awarded may be withheld **until the final report on completion of the Project is provided to MCDC.**
- A performance agreement will be required and 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.

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

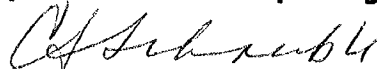


Signature

C S Schneible
Printed Name

Date 12/30/19

Representative Completing Application



Signature

C S Schneible
Printed Name

Date 12/30/19

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

Describe the mission, goals and strategic priorities of McKinney Community Development Corporation:

The McKinney Community Development Corporation was established in 1996, when McKinney voters approved a one-half cent sales tax to be invested in quality of life improvements and amenities in the city.

The organization works proactively, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance quality of life in McKinney.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship of quality of life sales tax dollars
- Embrace the role and responsibility of the organization
- Honor the past and provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

Strategic priorities:

- Destination park to include performance area/venue in close proximity to Cultural Arts District
- Low income housing – construction and/or repairs
- Hike and bike trail development to facilitate connectivity (with other parks, downtown, retail, etc.)
- Development/construction of network of parks and park facilities
- Destination retail/dining/entertainment
- Public transportation (state law permits facilities and equipment)
- Restore/refurbish/update existing parks
- Redevelopment of Cotton Mill and Flour Mill
- Cultural District and East McKinney amenities
- Large scale/destination entertainment theme park or attraction
- Medical facility to serve medically underserved community
- Community projects/facilities to support youth organizations and activities
- Signage – wayfinding, promotional, parks – including directional, historical, educational and environmental messaging

Organizational information:

MCDC is incorporated in the State of Texas as a non-profit corporation governed by the Development Corporation Act.

The corporation is governed by a seven-member, Council appointed, volunteer board appointed to serve a maximum of three two-year terms.

Council and board-approved bylaws establish the structure, procedures, and the duties and responsibilities of board members, officers and employees.

MCDC has two paid staff members, president and an administrative and marketing coordinator.

Proposed project:

Originally suggested by former and current members of the MCDC board, the proposed project is for the purchase and installation of eight benches, to be located around the perimeter of the McKinney Performing Arts Center. Cell phone analytics reveal that 800,000 visitors make 4.7 million visits to the downtown square on an annual basis. The addition of benches around MPAC will enhance the visitor experience to MPAC, the historic cultural district and annual festivals held in downtown McKinney.

Currently, there are three benches, of different styles, located around MPAC (see following page) on the Kentucky, Virginia and Tennessee sides of the block. Two were donated by the McKinney Garden Club; one was donated by MCDC. There is also a concrete pad in place for installation of a fourth bench, on the Louisiana Street side of the building.

The recommendation is to replace existing benches and purchase five additional benches, all the same style to create a consistent esthetic appeal and functionality, around the block where MPAC is located. In addition, the recommendation is to install the benches on brick pavers, instead of the concrete pads currently used.

In addition to the current locations, additional proposed locations include:

- Tennessee Street at Virginia
- Tennessee at Louisiana
- Concrete pad on Louisiana
- Louisiana at Kentucky
- Kentucky to the north of the door into MPAC

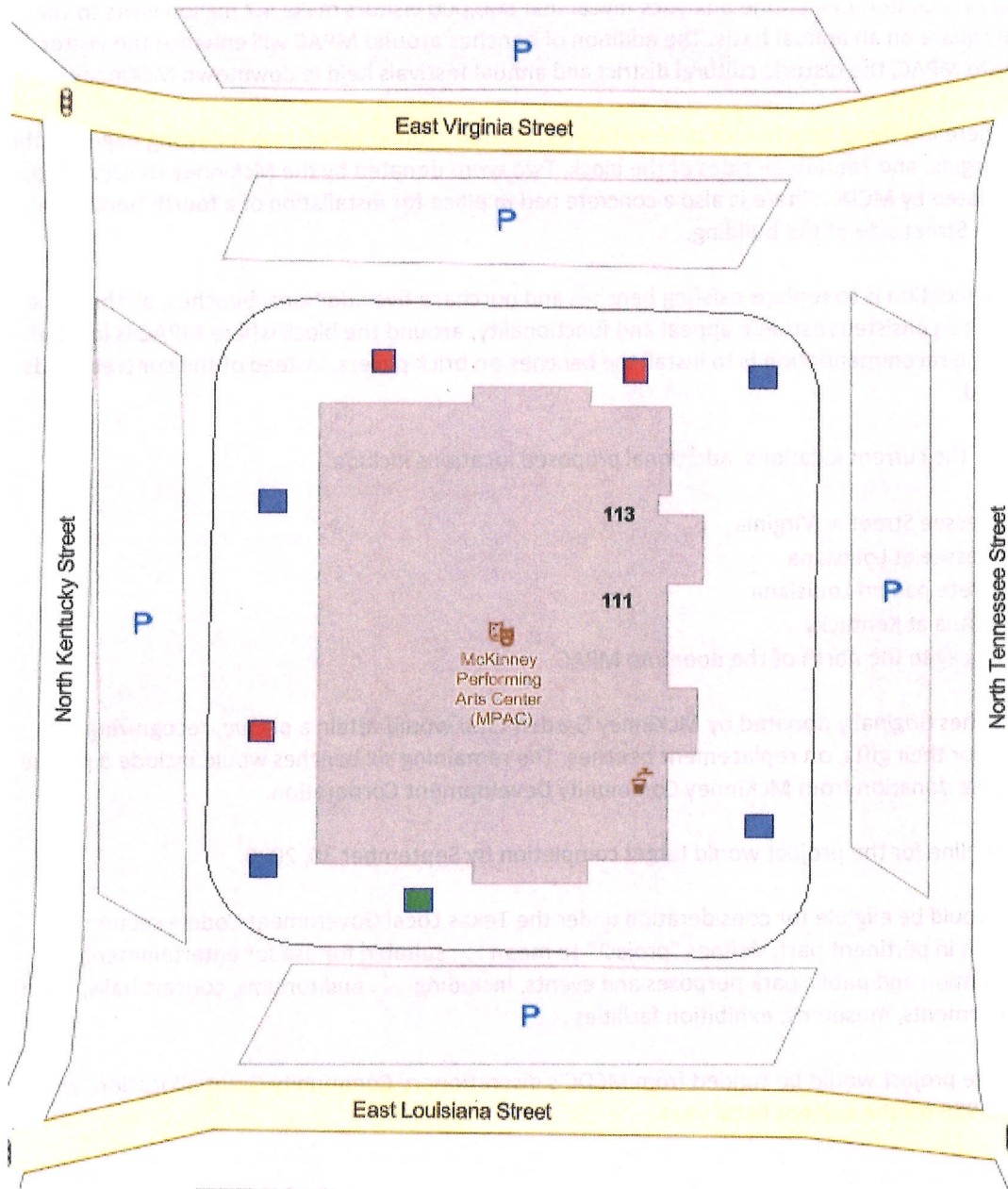
The two benches originally donated by McKinney Garden Club would retain a plaque, recognizing the organization for their gifts, on replacement benches. The remaining six benches would include a plaque recognizing the donation from McKinney Community Development Corporation.

Tentative timeline for the project would target completion by September 30, 2020.

The project would be eligible for consideration under the Texas Local Government Code – section 505.152, which in pertinent part, defines “project” to mean . . . suitable for use for entertainment, tourist, convention and public park purposes and events, including . . . auditoriums, concert halls, open space improvements, museums, exhibition facilities . . .

If awarded, the project would be funded from MCDC’s discretionary Community Grant allocation, which totals \$1,563,985 for the current fiscal year.

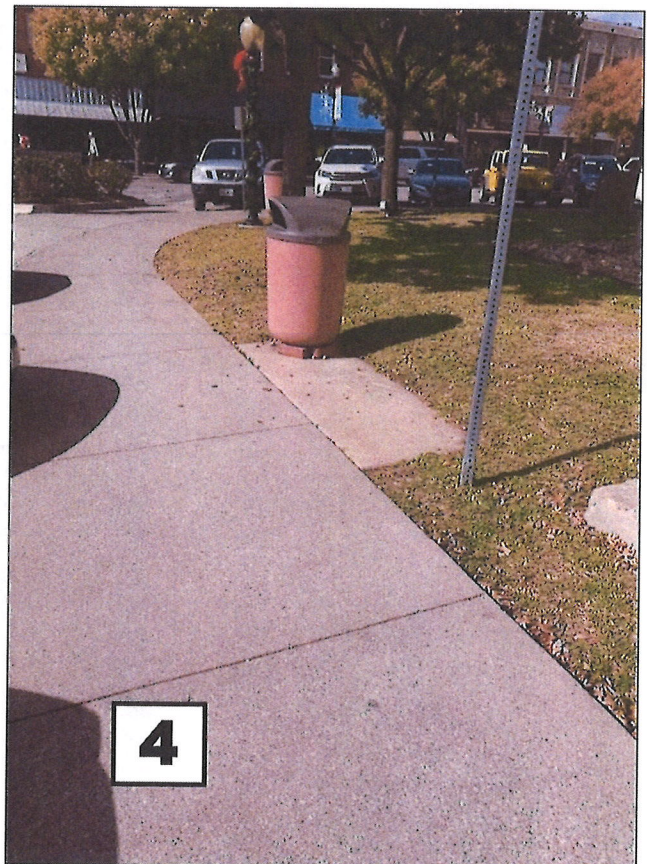
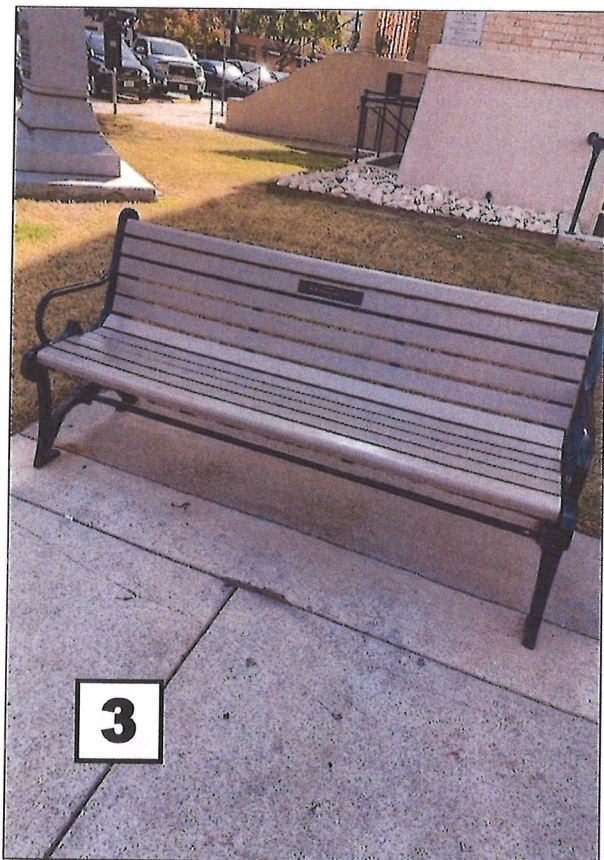
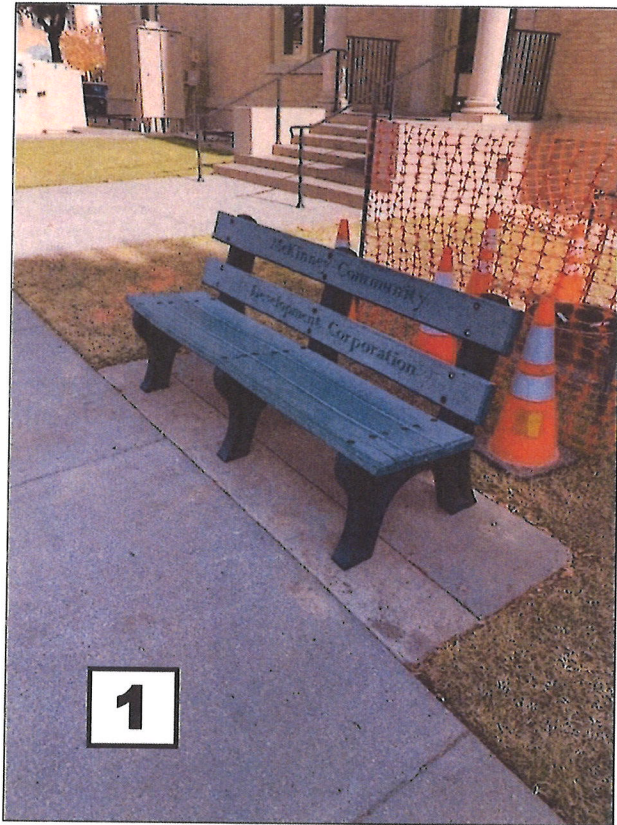
Bench locations around McKinney Performing Art Center:



Red – existing benches

Blue – proposed

Green – proposed, exiting pad





City installed benches around the square - business side along Tennessee, Louisiana, Kentucky and Virginia.

In Memory of Sophie Henley (1931-2018)
Who arrived in the conviction of France in 1947 &
Her final years in a memory home.



Memorial Bench - Bonnie Wenk Park

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION FUND

STATEMENT OF REVENUES AND EXPENDITURES	Actual FY 16-17	Actual FY 17-18	Original FY 18-19	EOY Estimate FY 18-19	Adopted FY 19-20
REVENUES					
Sales Tax	\$ 12,590,081	\$ 13,466,103	\$ 14,255,971	\$ 14,206,739	\$ 14,885,247
Bond Proceeds	-	-	-	-	-
Interest Income	354,891	657,843	949,000	1,200,000	1,050,000
Other Income	53,282	-	-	-	-
Total Revenues	\$ 12,998,254	\$ 14,123,947	\$ 15,204,971	\$ 15,406,739	\$ 15,935,247
EXPENDITURES					
Personnel	\$ 200,770	\$ 211,737	\$ 280,330	\$ 274,199	\$ 294,683
Supplies	3,994	2,876	16,250	16,250	17,250
Maintenance	-	-	3,000	3,000	3,000
Services/Sundry	4,606,651	8,458,377	10,588,655	29,238,130	10,023,597
Capital	5,513,061	160,361	-	31,243	-
Total Expenditures	\$ 10,324,475	\$ 8,833,351	\$ 10,888,235	\$ 29,562,822	\$ 10,338,530
NET INCOME	2,673,779	5,290,596	4,316,736	(14,156,083)	5,596,717
BEGINNING FUND BALANCE	40,985,853	43,659,631	28,859,118	48,950,227	34,794,144
ENDING FUND BALANCE	\$ 43,659,631	\$ 48,950,227	\$ 33,175,854	\$ 34,794,144	\$ 40,390,861

STAFFING	Grade	Actual FY 16-17	Actual FY 17-18	Original FY 18-19	EOY Estimate FY 18-19	Adopted FY 19-20
MCDC President	D4	1.00	1.00	1.00	1.00	1.00
Administrative and Marketing Coordinator	13	1.00	1.00	1.00	1.00	1.00
Total		2.00	2.00	2.00	2.00	2.00

CITY OF MCKINNEY, BUDGET FY 2019-2020 LINE ITEM DETAIL

Account Number	Description / Itemization	FY 16-17	FY 17-18	Original	Revised	Y-T-D	Adjusted	EOY Estimate	Adopted
MCKINNEY COMMUNITY DEVELOPMENT CORPORATION									
MCDC Revenues									
060-0000-313-1001	Sales Taxes	12,590,081	13,466,103	14,255,971	14,255,971	11,478,720	(49,232)	14,206,739	14,885,247
060-0000-361-1000	Interest Income	354,891	657,843	949,000	949,000	1,149,785	251,000	1,200,000	1,050,000
060-0000-369-1001	Other Income	53,282	0	0	0	0	0	0	0
060-0000-393-1000	Bond Issuance	0	0	0	0	0	0	0	0
TOTAL-Rev	MCDC Revenue Total	12,998,254	14,123,947	15,204,971	15,204,971	12,628,505	201,768	15,406,739	15,935,247
1245 MCDC Community Development									
060-1245-451-8001	Administrative	129,313	141,750	0	0	0	0	0	0
060-1245-451-8002	Chemical	0	0	0	0	0	0	0	0
060-1245-451-8003	Full-Time	0	5,670	201,638	201,638	156,764	(4,931)	196,707	213,557
060-1245-451-8005	Part-Time	0	0	0	0	0	0	0	0
060-1245-451-8008	Payroll Allowances	0	0	1,200	1,200	0	0	1,200	1,200
	Continuation:								
	Cell Phone Allowances								
	Director	1,200							
060-1245-451-8010	Overtime	0	0	0	0	0	0	0	0
060-1245-451-8011	Longevity / Stability	385	445	565	565	505	(60)	505	625
060-1245-451-8012	Vacation	3,645	0	0	0	0	0	0	0
060-1245-451-8013	Sick	3,392	0	0	0	0	0	0	0
060-1245-451-8015	Holiday	4,320	0	0	0	0	0	0	0
060-1245-451-8020	FICA	10,015	10,341	15,560	15,560	10,602	(381)	15,179	16,477
060-1245-451-8021	TMRS	21,725	22,899	30,735	30,735	24,018	(759)	29,976	32,192
060-1245-451-8022	Health Benefits Fee	27,374	29,432	29,432	29,432	29,432	0	29,432	29,432
060-1245-451-8024	Wellness Program Fee	600	1,200	1,200	1,200	1,200	0	1,200	1,200
Subtotal: Personnel	Operational Supplies	200,770	211,737	280,330	280,330	222,521	(6,131)	274,199	294,683
060-1245-453-8101	Continuation:	1,146	791	5,250	5,250	1,195		5,250	6,250
	Office Supplies	2,500							
	Photographic Supplies	750							
	Recognition	3,000							
060-1245-453-8106	Food (non-travel)	6,250							
	Non-Capital Equipment	1,586	1,109	4,500	4,500	693		4,500	4,500
	Continuation:	377	754	3,000	3,000	1,298		3,000	3,000
	Tools / Equipment	1,000							
	Furniture & Appliances	2,000							
060-1245-453-8115	Postage	3,000							
060-1245-453-8125	Reproduction Outside	220	202	0	0	0	0	0	0
060-1245-453-8140	Technology Equipment	665	19	0	0	0	0	0	0
	Continuation:	0	0	3,500	3,500	1,050		3,500	3,500
	Computer Equipment - iPads board (City Sec	3,500							
Subtotal: Supplies	Building Maintenance	3,994	2,876	16,250	16,250	4,238	0	16,250	17,250
060-1245-453-8301	Maintenance-Computer Software	0	0	1,000	1,000	0	0	1,000	1,000
060-1245-453-8420	Maintenance-Computer Software	0	0	2,000	2,000	0	0	2,000	2,000
Subtotal: Maintenance	Utilities - Communications	0	0	3,000	3,000	0	0	3,000	3,000
060-1245-453-8501	Continuation:	4,471	2,077	7,685	7,685	3,259		7,685	7,000
	Phone/cable/Internet/wireless (TWC)	7,000							
060-1245-453-8502	Mileage	142	0	0	0	0	0	0	0
060-1245-453-8504	Office Rental	43,099	33,610	42,000	42,000	41,589		42,000	45,600
	Continuation:	45,600							
	12 months @ \$3,800								

CITY OF MCKINNEY, BUDGET FY 2019-2020 LINE ITEM DETAIL

Account Number	Description / Itemization	Actual FY 16-17	Actual FY 17-18	Original FY 18-19	Revised FY 18-19	Y-T-D 7/31/19	Adjusted FY 18-19	EOY Estimate FY 18-19	Adopted FY 19-20
060-1245-453-8505	Postage / Shipping Services	0	0	300	300	143		300	300
060-1245-453-8506	Travel / Training / Mileage	4,196	3,556	12,950	12,950	3,847		12,950	13,650
	Continuation:								
	TEDC, ICSC, Retail Live Mileage								
060-1245-453-8507	Publications								
060-1245-453-8508	Utilities - Electric	70	140	0	0	0		0	0
	Continuation:	2,834	3,357	6,000	6,000	2,635		6,000	6,000
	\$500/month								
060-1245-453-8511	Dues / Subscriptions / Licenses	1,464	1,304	2,500	2,500	1,824		2,500	3,500
	Continuation:								
	TEDC, ICSC Publications								
060-1245-453-8515	Rental Fee (Equipment)	2,703	2,562	8,000	8,000	1,019		8,000	8,000
	Continuation:								
	Copier \$367/mo; overage \$300/mo; Utilizing City copier lease option								
060-1245-453-8516	Professional / Contracted Services	38,776	28,464	86,900	66,900	42,450		66,900	107,500
	Continuation:								
	Strategic Planning								
	Developer/Commercial/Retail Event								
	Website/Social Media								
	Q of L Survey								
	The Retail Coach Contract Renewal								
	Special Events/Projects								
	Chamber Community Awards, Other Chamber								
	Other Services (moved from 8510)								
		107,500							
060-1245-453-8517	Promotional	893	2,521	0	0	0		0	0
060-1245-453-8520	Marketing / Promotional	78,291	60,432	110,000	110,000	77,723		110,000	117,500
	Continuation:								
	Promotional								
	Marketing/Sponsorship/Advertising								
	includes MCDC, cooperative, Retail								
060-1245-453-8523	Recognition	600	331	0	0	0		0	0
060-1245-453-8525	Printing / Reproduction Services	0	0	1,500	1,500	262		1,500	1,500
060-1245-453-8538	Temporary Personnel Services	7,656	3,985	5,000	5,000	5,018		5,000	6,000
060-1245-453-8539	Legal Fees	10,054	4,349	8,000	8,000	3,283		8,000	10,000
060-1245-453-8581	Special Events / Projects	17,859	6,616	30,000	30,000	7,607		30,000	0
060-1245-453-8595	Technology Replacement Fee	4,567	4,567	2,283	2,283	1,900		2,283	2,283
	Subtotal: Services/Sundry	217,675	157,871	323,118	303,118	192,559	0	303,118	328,833
060-1245-456-9201	Non-Fleet Capital Equipment	0	0	0	0	0		0	0
	Subtotal: Capital	0	0	0	0	0		0	0
	1245 Community Development Total	422,438	372,484	622,698	602,698	419,318	(6,131)	596,567	643,766
1247 MCDC Projects									
060-1247-453-8516	Professional / Contracted Services	0	0	3,000	3,000	0		3,000	3,000
060-1247-453-8539	Legal Fees	1,392	2,359	25,000	45,000	25,708		45,000	35,000
060-1247-453-8559	Community Grants / Assistance	593,080	1,288,744	1,689,926	6,813,834	520,855		6,813,834	1,883,985
	Continuation:								
	Promotional Community Event Grants								
	Retail Development Infrastructure								
		150,000							
		120,000							

CITY OF MCKINNEY, BUDGET FY 2019-2020 LINE ITEM DETAIL

Account Number	Description / Itemization	Actual FY 16-17	Actual FY 17-18	Original FY 18-19	Revised FY 18-19	Y-T-D 7/31/19	Adjusted FY 18-19	EOY Estimate FY 18-19	Adopted FY 19-20
	Discretionary Project Grants (10% of revenue)								
	Partial payment sales tax grant #18-06 HUB 121								
060-1247-453-8570	Special Projects	0	4,000,000	0	0	0	0	0	0
060-1247-453-8660	Economic Incentive Payments	0	0	0	0	0	0	0	0
	<i>Moved to 8660</i>								
Subtotal: Services/Sundry	Airport & Facilities projects	594,472	5,291,103	1,717,926	6,861,834	546,563	0	6,861,834	1,921,985
060-1247-456-9001	Land Acquisition / ROW	0	0	0	0	0	0	0	0
060-1247-456-9002	Land Improvements	0	0	0	0	0	0	0	0
060-1247-456-9230	Technology Capital Equipment	0	0	0	0	0	0	0	0
Subtotal: Capital		0	0	0	0	0	0	0	0
1247 Projects Total		594,472	5,291,103	1,717,926	6,861,834	546,563	0	6,861,834	1,921,985
9999 MCDC Non-Departmental									
060-9999-453-8510	Other	170,000	170,000	0	0	0	0	0	0
060-9999-453-8516	Moved to 8516	0	0	175,000	175,000	145,833	0	175,000	175,000
	Professional / Contracted Services								
	Continuation:								
	General & Administrative Fee to GF								
060-9999-453-8549	Bond Issuance Costs	0	0	0	0	0	0	0	0
060-9999-473-8661	Bond Principal Payments	960,000	975,000	990,000	990,000	990,000	990,000	990,000	1,010,000
	Continuation:								
	2015 MCDC Sales Tax Taxable								
060-9999-473-8662	Bond Interest Payments	756,916	745,876	730,792	730,792	730,792	730,792	730,792	711,230
	Continuation:								
	2015 MCDC Sales Tax Taxable								
060-9999-473-8663	Paying Agent Fees	400	400	1,000	1,000	400	400	1,000	1,000
060-9999-453-8815	Transfer to Risk/Insurance Fund	565	565	549	549	458	458	549	549
060-9999-453-8823	Transfer to Park Construction Fund	779,595	742,563	5,500,000	19,025,567	1,357,553		19,025,567	5,500,000
060-9999-453-8826	Transfer to Facility Construction Fund	0	0	0	0	0	0	0	0
060-9999-453-8834	Transfer to Aquatics & Fitness Center Fund	752,029	0	775,270	775,270	0	0	775,270	0
060-9999-453-8854	Transfer to MPAC	375,000	375,000	375,000	375,000	312,500	312,500	375,000	375,000
Subtotal: Services/Sundry		3,794,504	3,009,403	8,547,611	22,073,178	3,537,536	0	22,073,178	7,772,779
060-9999-456-9101	Buildings / Structures (Aquatics Center)	4,721,663	69,042	0	31,243	0	0	31,243	0
060-9999-456-9201	Non-Fleet Capital Equipment	791,398	91,319	0	0	28,608	0	0	0
	Reappropriate committed/unused funds								
Subtotal: Capital		5,513,061	160,361	0	31,243	28,608	0	31,243	0
9999 MCDC Non-Departmental Total		9,307,565	3,169,764	8,547,611	22,104,421	3,566,144	0	22,104,421	7,772,779
TOTAL-Exp	MCDC Total Expenditures	10,324,475	8,833,351	10,888,235	29,568,953	4,532,025	(6,131)	29,562,822	10,336,530
	MCDC Surplus/(Deficits)	2,673,779	5,290,596	4,316,736	(14,363,982)	8,096,480	207,899	(14,156,083)	5,596,717

McKinney Community Development Corporation
Balance Sheet
November 2019

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 33,168	\$ -	\$ -	\$ 33,168
Investments	59,266,113	-	-	59,266,113
Interest Receivable - Investments	35,251	-	-	35,251
Accounts Receivable	2,541,501	-	-	2,541,501
Security Deposits	2,977	-	-	2,977
Prepaid Items	-	-	-	-
Discounts on Investments	(6,098)	-	-	(6,098)
Capital/Land	-	-	630,952	630,952
Capital/Land Improvements (Net of Depreciation)	-	-	134,397	134,397
Capital/Construction in Progress*	-	-	-	-
GasB 68 & 75/TMRS Actuarial	-	-	-	-
GasB 68 & 75/TMRS Investment	-	4,824	-	4,824
GasB 68 & 75/TMRS Contributions	-	41,175	-	41,175
GasB 68 & 75/OP&B Actuarial	-	17,741	-	17,741
GasB 68 & 75/OP&B Contributions	-	534	-	534
GasB 68 & 75/OP&B Assumption Change	-	1,539	-	1,539
GasB 68 & 75/OP&B General Long Term Debt	-	359	-	359
Total Assets	\$ 61,872,911	\$ 20,684,976	\$ 765,350	\$ 83,323,236
Liabilities				
Vouchers Payable	\$ 27,783	\$ -	\$ -	\$ 27,783
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	40,405	-	40,405
Retainage Payable	-	-	-	-
Bonds Payable Interest	-	88,904	-	88,904
Bonds Payable Current	-	1,010,000	-	1,010,000
Bonds Payable	-	19,380,000	-	19,380,000
TMRS Pension Liability	-	110,520	-	110,520
OP&B Liability	-	35,938	-	35,938
TMRS Actuarial Experience	-	2,273	-	2,273
TMRS Investment Experience	-	16,936	-	16,936
Total Liabilities	\$ 27,783	\$ 20,684,976	\$ -	\$ 20,712,759
Fund Equity				
Unreserved Fund Balance *	\$ 61,783,531	\$ -	\$ -	\$ 61,783,531
Reserved for Encumbrances	58,620	-	-	58,620
Reserved for Prepaids	2,977	-	-	2,977
Investment in Capital Assets	-	-	765,350	765,350
Total Fund Equity	\$ 61,845,128	\$ -	\$ 765,350	\$ 62,610,478
Total Liabilities and Equity	\$ 61,872,911	\$ 20,684,976	\$ 765,350	\$ 83,323,236
Unreserved Fund Balance *	\$ 61,783,531			
Committed Projects Reserve:				
Community Projects	\$ 2,463,551			
Discretionary Prom & Comm Grants	50,821			
Retail Development Infrastructure Grants	8,000,000			
Special Projects	21,881,174			
Parks Construction Projects*	2,535			
Aquatic Center Finishout	-			
Total Committed Projects	\$ 32,197,360			
Unreserved Fund Balance after Project Commit.	\$ 29,586,171			
Undesignated Reserve:				
Community Projects (FY20)	\$ 1,613,985			
Discretionary Prom & Comm Grants (FY20)	150,000			
Retail Development Infrastructure Grants	120,000			
Total Undesignated Allocations	\$ 1,883,985			
Final Unreserved Fund Balance	\$ 27,702,186			

*Includes reappropriations pending council approval.

**CITY OF MCKINNEY, TEXAS
STATEMENT OF NET POSITION
DISCRETELY PRESENTED COMPONENT UNITS
SEPTEMBER 30, 2018**

	McKinney Economic Dev. Corp	McKinney Community Dev. Corp	McKinney Convention & Visitors Bureau	McKinney Main Street Corporation	Total
ASSETS					
Cash and cash equivalents	\$ 3,776,623	\$ 40,929,839	\$ 68,275	\$ 887,139	\$ 45,661,876
Investments	3,881,412	5,714,318	-	-	9,595,730
Receivables (net of allowance for uncollectibles)	2,326,295	2,326,147	-	1,732	4,654,174
Prepaid items	44,174	13,688	21,574	11,668	91,104
Restricted assets- cash and cash equivalents	1,721,796	-	-	-	1,721,796
Capital assets, non depreciable	67,043,105	4,970,062	-	17,000	72,030,167
Capital assets, net of accumulated depreciation	-	1,853,956	-	30,732	1,884,688
Total Assets	78,793,405	55,808,010	89,849	948,271	135,639,535
DEFERRED OUTFLOWS OF RESOURCES					
Deferred pension outflows	140,677	22,658	41,353	-	204,688
Deferred OPEB outflows	9,238	1,488	2,716	-	13,442
Deferred charge on refunding	81,509	-	-	-	81,509
Total Deferred Outflows of Resources	231,424	24,146	44,069	-	299,639
LIABILITIES					
Accounts payable	44,526	26,788	14,650	620,438	706,402
Other accrued liabilities	51,687	6,976	13,132	-	71,795
Unearned revenue	-	-	-	1,515	1,515
Accrued interest payable	93,550	91,349	-	-	184,899
Noncurrent liabilities					
Due within one year					
Note payable to primary government	815,999	-	-	-	815,999
Compensated absences	5,353	2,431	3,981	-	11,765
Bonds payable	2,845,000	990,000	-	-	3,835,000
Due in more than one year					
Compensated absences	79,209	35,970	58,957	-	174,136
Bonds payable	26,745,000	20,390,000	-	-	47,135,000
Net pension liability	415,044	66,849	122,007	-	603,900
Total OPEB liability	199,510	32,134	58,649	-	290,293
Total Liabilities	31,294,878	21,642,497	271,376	621,953	53,830,704
DEFERRED INFLOWS OF RESOURCES					
Deferred pension inflows	87,068	14,023	25,594	-	126,685
Total Deferred Inflows of Resources	87,068	14,023	25,594	-	126,685
NET POSITION					
Net investment in capital assets	38,243,675	(14,555,982)	-	30,732	23,718,425
Restricted for debt service	1,721,796	-	-	-	1,721,796
Unrestricted	7,677,412	48,731,618	(163,052)	295,586	56,541,564
Total Net Position	\$ 47,642,883	\$ 34,175,636	\$ (163,052)	\$ 326,318	\$ 81,981,785

The accompanying notes to the basic financial statements are an integral part of this statement.

**CITY OF MCKINNEY, TEXAS
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
 DISCRETELY PRESENTED COMPONENT UNITS
 FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
McKinney Economic Development Corporation	\$ 8,210,512	\$ -	\$ -	\$ -
McKinney Community Development Corporation	7,997,528	-	-	-
McKinney Convention & Visitors Bureau	706,347	-	670,000	-
McKinney Main Street Corporation	1,380,367	1,321,500	85,219	-
Total Component Units	\$ 18,294,754	\$ 1,321,500	\$ 755,219	\$ -

General revenues

Sales taxes
 Investment income
 Miscellaneous

Total General Revenues

Change in Net Position

Net Position, as Previously Reported

Adjustment for Adoption of GASB 75

Net Position, Beginning of Year, as Adjusted

Net Position, End of Year

The accompanying notes to the basic financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position				
Component Units				
McKinney Economic Dev. Corp	McKinney Community Dev. Corp	McKinney Convention & Visitors Bureau	McKinney Main Street Corporation	Total
\$ (8,210,512)	\$ -	\$ -	\$ -	\$ (8,210,512)
-	(7,997,528)	-	-	(7,997,528)
-	-	(36,347)	-	(36,347)
-	-	-	26,352	26,352
<u>\$ (8,210,512)</u>	<u>\$ (7,997,528)</u>	<u>\$ (36,347)</u>	<u>\$ 26,352</u>	<u>\$ (16,218,035)</u>
\$ 13,466,103	\$ 13,466,103	\$ -	\$ -	\$ 26,932,206
268,528	657,845	326	-	926,699
480	-	4,586	-	5,066
<u>13,735,111</u>	<u>14,123,948</u>	<u>4,912</u>	<u>-</u>	<u>27,863,971</u>
5,524,599	6,126,420	(31,435)	26,352	11,645,936
42,252,158	28,078,683	(81,038)	299,966	70,549,769
(133,874)	(29,467)	(50,579)	-	(213,920)
<u>42,118,284</u>	<u>28,049,216</u>	<u>(131,617)</u>	<u>299,966</u>	<u>70,335,849</u>
<u>\$ 47,642,883</u>	<u>\$ 34,175,636</u>	<u>\$ (163,052)</u>	<u>\$ 326,318</u>	<u>\$ 81,981,785</u>