

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Project Grant Application**  
**Fiscal Year 2021**

*Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive. Contact us to discuss your plans and schedule a meeting with the Projects Subcommittee prior to completing the application.*

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

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

Attn: Cindy Schneible ([cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org))

**2021 Project Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: December 30, 2020	January 28, 2021	February 25, 2021
Cycle II: March 31, 2021	April 22, 2021	May 27, 2021
Cycle III: June 30, 2021	July 22, 2021	August 26, 2021

**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

## McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

## McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

### Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

## McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

### General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.

## General Guidelines - continued

- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, 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.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding 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.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

## Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

**APPLICANT INFORMATION**

Name: Michael Kowski

Company: City of McKinney Parks and Recreation Department

Federal Tax I.D.:

Incorporation Date:

Mailing Address: 1611 N. Stonebridge Dr.

City McKinney

ST: Texas

Zip: 75070

Phone: 972-547-7481

Fax:

Email: mkowski@mckinneytexas.org

Website: <https://www.mckinneytexas.org/114/Parks-Recreation>

**Check One:**

- Corporation                       Partnership                       Sole Proprietorship  
 Governmental entity  
 Nonprofit – 501(c) Attach a copy of IRS Determination Letter  
 Other

**PROJECT INFORMATION:**

Project/Business Name: Apex Centre

Location of Project: Gabe Nesbitt Park

Physical Address: 3003 Alma Rd

City: McKinney

ST: TX

Zip: 75070

Property Size: Gov't entity

Collin CAD Property ID:

**Please provide the information requested below:**

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

**PROPERTY OWNER INFORMATION** *(if different from Applicant info above):*

Name:

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

**DETAILED PROJECT INFORMATION:**

Project Details and Proposed Use: In 2019 the Parks and Recreation Department was awarded funds to conduct an expansion study for the Apex Centre. Upon completion of the project, the team presented the findings from the study to the McKinney Community Development Corporation. The expansion proposal will add additional square footage to the existing building, repurpose the gym, modify the existing floor plan, and increase the service levels for the facility to the community. The expansion will allow for continued growth both financially as well as community offerings. This project will be completed in phases in order to allow for continued operations during construction. We are asking for funds to begin design for the expansion during 2020. In addition to the design project, immediate improvements to the building will include:

- Ninja Cross System over existing competition pool
- Sauna in the pool area
- Building Signage
- Outdoor Fitness
- Landscaping improvements
- Digital Signage (corner of Alma and Eldorado)

Estimated Date of Project Completion:

- Design – May 2022
- Ninja Cross System – July 2021
- Outdoor Slides – June 2021
- Sauna – January 2022
- Building Signage – January 2022
- Outdoor Fitness – October 2021
- Digital Signage – June 2021

Days/Hours of Business Operation: Monday – Thursday 4:30 a.m. – 10:00 p.m. Friday 4:30 a.m. – 9:00 p.m. Saturday 7:00 a.m. – 7:00 p.m. and Sunday 10:00 a.m. – 6:00 p.m.

Estimated Annual Taxable Sales: N/A

Current Appraised Value of Property: Gov't entity    Estimated Appraised Value (*Post-Improvement*):

Estimated Construction Cost for Total Project: 3,637,040

Total Estimated Cost for Project Improvements included in grant request: 3,637,040

Total Grant Amount Requested: 3,637,040

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested:

**Has a request for grant funding been submitted to MCDC in the past?**

Yes

No

**Date(s):**

**Will the project be competitively bid?**

Yes

No

If yes, please attach bids for the project

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

**Additional Information – please attach the following**

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)
- Plat/map of property extending 200' beyond property in all directions (if applicable to your project)
- Detailed budget for the project
- Describe planned support activities; use; admission fees if applicable
- Timeline and schedule – from design to completion
- Plans for future expansion/growth

**Acknowledgements**

*If funding is approved by the MCDC board of directors, Applicant acknowledges the following:*

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.

- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. 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 improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the 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, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.

## **Acknowledgements** - *continued*

- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following 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 funds awarded may be withheld until a 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 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

**[The Remainder of this Page Intentionally Left Blank]**



**BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.**

**Applicant's Signature**

**Property Owner's Signature**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Printed Name

Printed Name

Date

Date

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

***A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.***

## Business Need & Itemized Request

The Apex Centre opened its door in March 2017. The success of the facility was immediate, reaching capacity in the first full year of operation. There have always been plans to expand the facility in the future, and due to the high demand and growth in the McKinney area, the Parks and Recreation Department received funding from the McKinney Development Corporation to conduct a study to compare expanding the current building or constructing another building further North in McKinney. Brinkley, Sargent, Wiginton (BSW) was awarded the RFQ and conducted the study during FY 2020. The results indicated it is more financially prudent to invest in the current structure at this time than to build new. This will allow the current facility to maintain its 100% cost recovery model in the future. The results of the study were presented to MCDC during December 2020.

The expansion would allow for increased revenues from membership sales, programs, and rentals. The current space is restrictive to growth in any of the above-mentioned areas. Additional space also allows more effective spacing of equipment between users, which has proven valuable during the pandemic

In addition to expansion, some immediate enhancements to the current structure can be implemented. This will facilitate in recapturing our past users that have paused participation during the pandemic and keeping those that have continued to come engaged and committed to the Apex Centre. It is our goal to remain a prominent state of the art facility in Texas. The following presents the budget, the items requested and the associated timelines:

- Ninja Cross System over existing competition pool
- Sauna in the existing pool area
- Building Signage for the exterior of the facility
- Outdoor Fitness
- Landscaping improvements
- Digital Signage (corner of Alma and Eldorado)

• Design – May 2022	\$2.5 million
• Ninja Cross System – July 2021	\$330,000 (Exhibit 1)
• Outdoor Slides – June 2021	\$126,019 (Exhibit 2)
• Sauna – January 2022	\$100,000 (Exhibit 3)
• Building Signage – January 2022	\$100,000 (Exhibit 4)
• Outdoor Fitness – October 2021	\$256,021 (Exhibit 5)
• Landscaping Improvements – June 2021	\$125,000 (Exhibit 6)
• Digital Signage – June 2021	\$100,000

Total - \$3,637,040

## Design for Expansion - \$2,500,000

These funds will be used to advance the conceptual studies completed in 2019/2020 in partnership with the MCDC, Parks, Recreation & Open Space Advisory Board, and other stakeholders. The goal is to further explore the expansion option(s) and complete construction documents over the next 18-months. No construction funding has been identified to date.

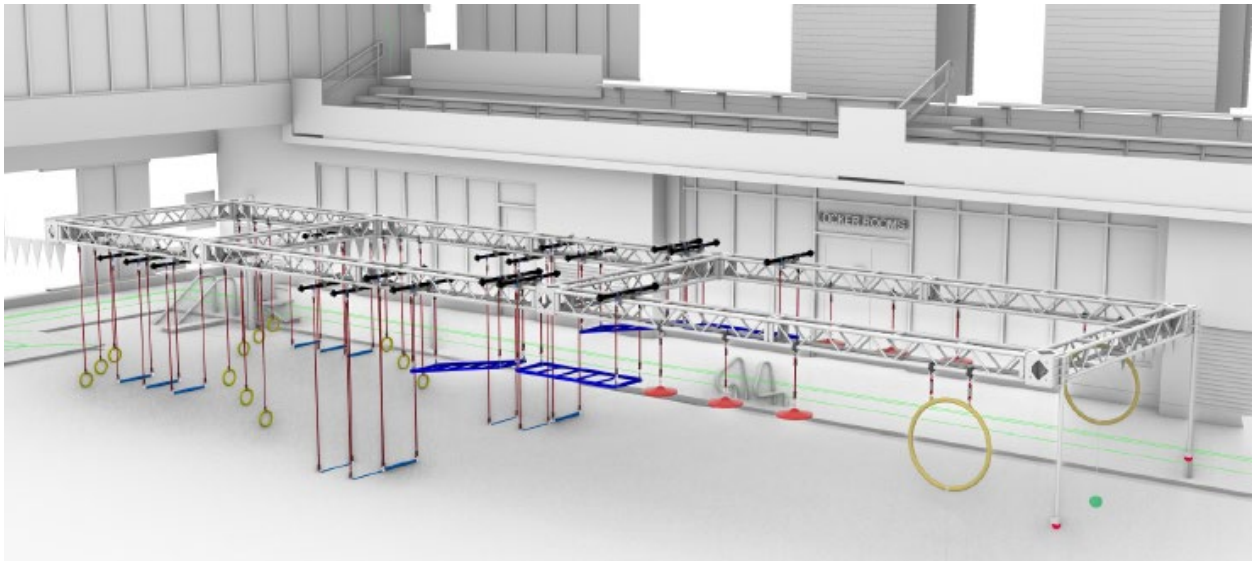


## Landscape Improvements - \$100,000

These funds will be used to deliver by June of 2021 enhancements to the existing landscape on site, in particular the existing landscape beds. Since opening, some of the existing landscaping has not thrived and needs replanting and, in some cases, a redesign. These funds will be used to purchase the materials and hire installers as needed.

## Ninja Course - \$330,000

These funds will be used to deliver by July of 2021 an obstacle course over the existing indoor pool.



**S. Lead Time & Project Schedule**


1. Project milestone dates to be provided upon award of contract and during submittal phase. Design, engineering, owner sign-off, scheduling, procurement, installation, freight, commissioning, and owner occupancy projected at 180 days from date of executed contract and receipt of the initial 50% payment.

**T. Payment Terms & Schedule - \$330,000 USD (Proposal Expires March 1st, 2021) <<<<**

- 50% Payment Due at contract execution and to begin engineered drawings & fabrication
- 40% Payment Due after fabrication & prior to shipment to site
- 10% Payment Due upon completion of installation, certification & training

## Enhancements to Outdoor Slides - \$126,019

These funds will be used to deliver by June of 2021 sound, lights, and a dragster timing system with score board to the existing outdoor slides.



**SPLASHTACULAR**  
Waterslides and Waterpark Attractions

McKinney, Texas  
Special Effects  
Layout 1  
December 23, 2020

**\$126,019.00 Sound and Light Package, Dragster Top 5 Scoring Package & Install of Special Effects Package**

**DESIGN SERVICES**

Shop drawings sealed by a Professional Engineer registered in the State of Texas.  
The required information for submission to regulatory authorities.  
Operations and Maintenance Manuals.  
One (1) year limited warranty on defects in workmanship and materials.

**LED Lighting**  
**Interior Light Show:** Add to your theme with bright and exciting LED lights inside your ride! Lights are custom programmable and can create over a million colors to flash and shine off of every surface. LEDs use very little power and give you a big bang for your buck.  
Sixteen (16) 180 watt LED Fixtures, IP65, RGB, Outdoor Rated, operating voltage between 110 to 220-volt AC  
Lights will be mounted on outside of ride, shining through Lexan windows.

**Sound System**  
**Eight (8) Custom Waterslide Speakers** - Powerful and custom-made to fit your waterslide or water feature with plenty of "booming" sound. Speakers are mounted approximately every 35' on slide flume and can be maintained without the need for a man lift.  
• ABS plastic enclosure  
• Marine-grade stainless steel hardware  
• Speaker drivers are coated to withstand the environment  
• Custom-molded to fit curvature of waterslide flumes  
• Captive grills are made of PVC plastic  
• 6.5" two-way speakers which can handle 100 watts at 8 ohms per side

**Waterslide Audio System** – Customize each rider's experience with atmospheric themed sounds or exciting music! You have the option to fill the slide with sound effects associated with your theme or allow riders to choose their own music from your preset playlist.

**Digital Sound Player** – Player will start audio on cue and deliver CD quality sound. Controller is solid state for long life and can be programmed with a large number of shows.  
Music / Audio tracks can run round robin or be randomly selected.  
CD quality 44.1kHz, 16-bit Stereo

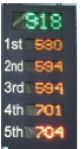
**Amplifier** - High quality, power amplifiers are concert/stage-grade for long life. Designed to perform all day and night in a less-than-ideal environment.  
Power per channel: 2 ohms/channel 550W, 4 ohms/channel 350W, 8 ohms/channel 215W. Bridge-Mono, 8 ohms: 700W.  
Bridge-Mono, 4 ohms: 1100W

**Dragster Top 5 Timing System:**  
Single Lane Timing System w/ Top 5 Timing Board and 3-Color Starting Light: Race to the finish and show off your time! This timing system gives a 3 beep countdown w/ light for the customer to ready themselves and the 4th beep means GO! The timer starts as soon the rider passes the first set of infrared sensors. The rider is then free to focus on the twists and turns to get the best possible time displayed on an LED timer board posted at the bottom of the slide. The board is capable of displaying the top 5 times.

SplashTacular - Waterslides & Waterpark Attractions  
McKinney, Texas

2

- Two (2) LED display board (approx. size 2' x 5') with 6" tall numbers to display each riders time
- Two (2) 3-color LED starting light with audible beeper
- Two (2) infrared sensors
- Control equipment housed in a weather proof enclosure
- Includes mounting post for starting light
- Basic documentation for installation
- Operations and maintenance manual



**INSTALLATION**

**FULL INSTALLATION SERVICES**  
Prevailing wage rates excluded.

We will provide a fully experienced and capable job supervisor, all labor, materials and equipment necessary to complete the installation of the Special Effects Package in accordance with the engineered drawings and principles of good workmanship. An additional charge will be assessed should more than one mobilization be required for installation.

**INSTALLATION CONSIDERATIONS**

- a. Adequate access for installation equipment is required at all times from laydown area to and around the area of the waterslide until the work is complete and the installation crew has demobilized.
- b. A dedicated power supply to be located at the waterslide tower for installation crew to operate small tools.

**EXCLUSIONS**

- a. Sales/Use taxes, licenses, permits and fees.
- b. Performance and payment bonds.
- c. Demolition and/or repairs to decks, fences and landscaping.
- d. Supply and installation of concrete footings, foundations, grouting and grounding wires.
- e. Supply, installation or modification of the pool, decks, drainage systems, deck drains, grating and holding or ballast tanks.
- f. Supply, installation or modification of plumbing, mechanical and electrical equipment including emergency start/stop equipment, piping connections and pipe supports.
- g. Temporary utilities and dumpster.
- h. Deck ropes, fences or barriers of any kind.
- i. Supply, installation and connection of electrical service and wiring, internet connections, conduit and any other required equipment complete to the top landing of the waterslides and special effects equipment room or other locations specified by SplashTacular for all waterslide special effects including but not limited to sound and/or light connections. Weather-proof and temperature-controlled room for all special effects equipment.
- j. Any items not specifically stated above.

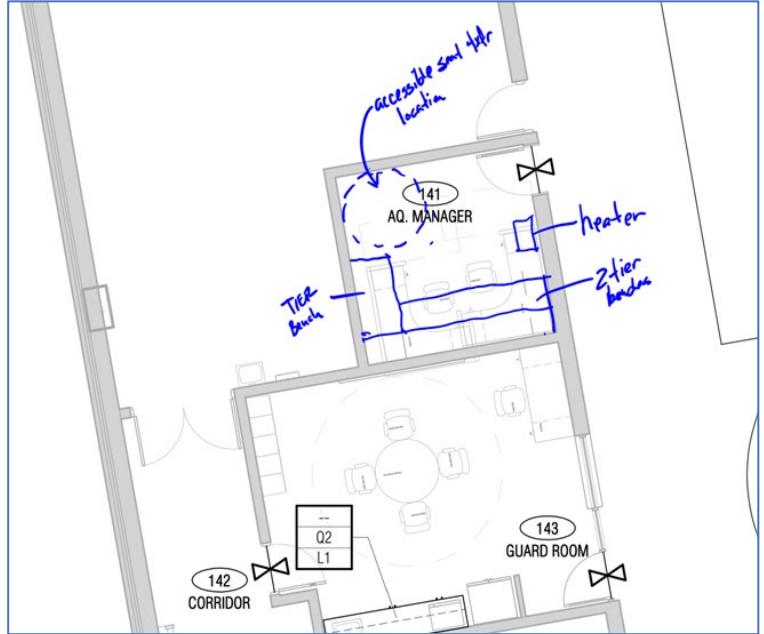
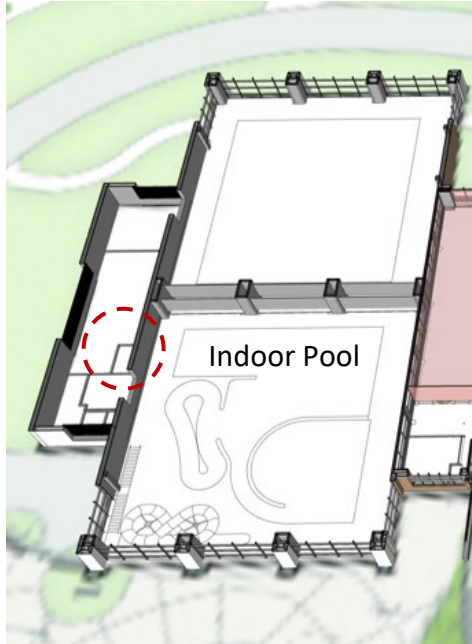
NOTE: It is agreed that SplashTacular shall be permitted to process our work without interruption or delay. The purchaser hereby agrees that SplashTacular will be reimbursed in full for all costs associated with any delays. These reimbursable costs include but are not limited to re-mobilization costs and equipment rental/delivery fees. This agreement must become a part of the final contract.

**PAYMENT TERMS**

- 10% Deposit to initiate contract and prepare shop drawings.
- 10% Due at client's receipt of shop drawings.
- 30% Due at receipt of approved shop drawings and prior to fabrication.
- 40% Due upon completion of fabrication and prior to shipment.
- 10 % Due upon completion of installation and prior to commissioning. Final payment to be placed in escrow prior to shipment of materials. Escrow location and agreement to be mutually agreed upon and included in contract documents.

## Sauna Installation - \$100,000

These funds will be used to deliver by January of 2022 a sauna room within the aquatics area. These costs are inclusive of required design fees.



## Building & Monument Signage - \$200,000

These funds will be used to deliver by the end of 2021 building signage (there is currently no signage) and monument signage at the Alma Entrance.



## Outdoor Fitness - \$256,000

These funds will be used to deliver by October of 2021 a fenced outdoor fitness area for use by Apex Centre members. The proposed product may be similar to the Outdoor Fitness Court (National Fitness Campaign) installed at Bonnie Wenk Park, although we continue to review the various options on the market.

