



# McKinney Community Development Corporation Agenda

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Thursday, March 28, 2019

8:00 AM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

## CALL TO ORDER

## CONSENT ITEMS

**19-0259**      [Minutes of the McKinney Community Development Corporation Meeting of February 28, 2019.](#)

**Attachments:**    [Minutes](#)

**19-0260**      [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee of Meeting of January 7, 2019.](#)

**Attachments:**    [Minutes](#)

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

## REPORTS

**19-0261**      [Financial Reports](#)

**Attachments:**    [February 2019 Financial Report](#)  
                          [February 2019 Transmittal Letter](#)  
                          [February 2019 Checks Issued](#)

**19-0262**      [Board and Liaison Updates](#)  
                          [Board Chair](#)  
                          [City of McKinney](#)

[McKinney Convention and Visitors Bureau](#)  
[McKinney Economic Development Corporation](#)  
[McKinney Main Street/MPAC](#)  
[McKinney Parks and Recreation](#)

**Attachments:** [MCVB Report](#)  
[MEDC Report](#)

**19-0263**

[President's Report](#)

**Attachments:** [Grant Funds Awarded - FY19 3.19.19](#)  
[Potential Projects 3.19.19](#)  
[Grant Promotions - Cycle II & Cycle I 2019 \(as of Mar 20\)](#)  
[2018 Home for the Holidays Final Report](#)  
[CCHM Then & Now Final Report](#)  
[Tour de Coop and Ice Cream Crank-off Final Report](#)

#### **REGULAR AGENDA**

**19-0264**

[Consider/Discuss/Act on a Retail Development](#)  
[Infrastructure Grant Application Submitted by Local Yocal](#)  
[Farm to Market \(RDIG #19-01\) in the Amount of \\$7,768.82](#)  
[for Reimbursement of Expenses Related to Infrastructure](#)  
[Improvements at Local Yocal BBQ and Grill, 350 E.](#)  
[Louisiana Street, McKinney, Texas.](#)

**Attachments:** [Application Packet](#)  
[Eligible Expenses](#)

**19-0265**

[Consider/Discuss/Act on a Request Submitted by McKinney](#)  
[HUB 121, LLC to Amend the Loan Agreement Executed with](#)  
[McKinney Community Development Corporation for Project](#)  
[18-05, Effective May 24, 2018.](#)

#### **CITIZEN COMMENTS**

#### **BOARD OR COMMISSIONER COMMENTS**

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

## **EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

E. Section 551.087. Deliberation Regarding Economic Development Matters

#17-01 McKinney StarCenter  
#17-04 Craig Ranch Resort Hotel  
Sheraton Hotel and Conference Center  
RDIG #19-01 Local Yocal Infrastructure

## **ACTION ON EXECUTIVE SESSION**

## **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of March, 2019 at or before 5:00 p.m.

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Cindy Schneible  
President

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.





**19-0259**



**TITLE:** Minutes of the McKinney Community Development Corporation Meeting of February 28, 2019.

**SUPPORTING MATERIALS:**

[Minutes](#)

**MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**FEBRUARY 28, 2019**

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 28, 2019 at 8:00 a.m.

Board members Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Jackie Brewer, Treasurer Rick Glew, Board Members Kathryn McGill and Angela Richardson-Woods.

Absent: Board Member Mary Barnes-Tilley.

City Council Members Present: Mayor Pro-tem Tracy Rath.

Staff Present: MCDC President Cindy Schneible; City Manager Paul Grimes; Assistant City Manager Barry Stevens; Director of Parks and Recreation Michael Kowski; Chief Financial Officer Mark Holloway; MEDC President Peter Tokar; MPAC Marketing and Development Specialist Jakia Dudley-Faine; and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Kuehn called the meeting to order at 8:00 a.m. after determining a quorum of the Board was present.

**19-0164** Chairman Kuehn called for action on the Minutes of the McKinney Community Development Corporation Meeting of January 24, 2019. Board members unanimously approved the motion by Board Secretary Jackie Brewer and seconded by Board member Angela Richardson-Woods to approve the January 24, 2019 minutes of the McKinney Community Development Corporation Meeting.

**19-0165** Chairman Kuehn called for the Financial Reports presentation. Mark Holloway, City of McKinney Chief Financial Officer, called attention to the January financials. January had revenues of about \$1.1 million and expenses of \$154,000. Sales tax for November were down about 1%

from 2018, but December tax collections were up about 3.6% for the year. Mr. Holloway anticipates that we will be well within our 4.4% forecast over last year. Mr. Holloway asked for questions, and there were none.

**19-0166** Chairman Kuehn called for Board and Liaison Updates.

City of McKinney. City Manager Paul Grimes reviewed the Citizens Survey. The two-part survey is complete and the National Research Center is preparing a report that will be shared in the Spring. Budget guidelines were adopted at the last City Council meeting, and the budget process is underway. Department directors have started preparing budget requests. There will be a public input session in April, and the budget will be adopted in mid-September. The May election has three categories: the Bond has five propositions, City Council has three seats up for election, and there will be a City Charter amendment. Mayor Fuller has been in Austin for state legislative deliberations, where he testified on House Bill #2, revenue cap legislation, which is a fundamental issue for McKinney and other Texas local governments.

McKinney Convention and Visitors Bureau. Vanesa Rhodes, Sales Manager for the MCVB, reported that the Night of Artists and Chefs had more than 275 attendees. She thanked Taylor Rause from Rye, Chef Aaron Thomas from Éclair Bistro, and Chef Jason Ferraro from Sugarbacon. She also thanked Anne Royer for her leadership with the artists who participated: Melissa Patrello, Kim Guthrie, James and Barbara Mason, Teresa Krieger, and Leo Malbeouf. The MCVB is currently working on niche itineraries to sell as packages. They are working with Kincaid Coaches (formerly Red Carpet Bus Tours) to make McKinney a stopover or focal point for various bus tours including girlfriend getaways, romantic getaways, family vacations, and a three-city heritage shopping tour. The guided walking tours have been very

popular, and they have created an app-like browser interactive map for people to take a tour on their own. Revenue for the NCAA Division II Championship Football Game was approximately \$157,000 for McKinney and \$315,000 for the region. They are currently working on a contract to host again next year. MCVB Director DeeDee Guerra and Ms. Rhodes spoke to Texas House and Senate members regarding three tourism issues: supporting the current levels of marketing funds, opposing tax bills expanding the eligible use of hotel taxes to include general infrastructure, and supporting summer for Texas families by making the school year September through May.

McKinney Economic Development Corporation. President Peter Tokar shared with the Board the news regarding the resignation of the MEDC Board Chair. City Council will appoint a new MEDC Board member on March 4, and MEDC Board will meet on March 5 to elect a new chair and discuss the 2019 Key Performance Indicators. MEDC is excited about the possible opportunity with Starlight Entertainment to work on a performing arts theater and entertainment venue in McKinney. This project is still in its early stage, and MEDC is looking at potential sites and developing a support package for the project. The MEDC is making forward progress on several other big projects as well.

McKinney Main Street/MPAC. Jakia Dudley-Faine, MPAC Marketing and Development Specialist, presented March MPAC programming which includes the musical Dirty Rotten Scoundrels, the Krewe of Barkus event at the new Chestnut parking garage, Goitse, Four Funny Females, Buster Keaton, Young Actors Guild's Antony and Cleopatra, and the Janoska Ensemble's Beatles Tribute. The artist continues to work on the mosaic on the Chestnut Commons parking garage as weather permits. The Cultural District is establishing a website, and businesses are utilizing the new Cultural District calendar. Ms. Dudley-Faine thanked the MCDC for its support.

McKinney Parks and Recreation. Michael Kowski, Director of Parks and Recreation, announced the release of the new Spring/Summer Activity Guide in a new magazine format which aligns well with the new Parks and Recreation website. The graphics on the stage that was funded MCDC are being rewrapped. The Dream Parks campaign has seen about 180 responses and about 20% of the ideas can be immediately implemented. Parks and Recreation has been trying to secure private partners for some capital improvement projects. They have about \$1 million for soccer field enhancements, another \$1 million in written commitments, and another \$1.3 million in verbal negotiations that may help offset operations in addition to capital enhancements. About \$15 million of funding provided by MCDC will be utilized in the next few months. Mr. Kuehn asked for an update on the All Abilities Playground. Mr. Kowski reported that the skywalk is being installed soon, and they are planning an all-day grand opening event in early June.

- 19-0167** Chairman Kuehn called for the President's Report. President Cindy Schneible called attention to the various attachments including the Rotary Parade of Lights final report. The MEDC is sponsoring a Bisnow event next week which will highlight development along 121, 380 and 75. There are several events coming up that are supported by the MCDC through Promotional and Community Event Grants including the Historic McKinney Farmers Market which returns to Chestnut Square on March 2, and the St. Patrick's Day Festival and Run on March 16. Ms. Schneible complimented Collin County History Museum's *Then and Now* exhibit and their creative use of technology. Ms. Schneible reminded the Board that the next Project Grant cycle opens tomorrow, March 1, and runs through March 29.

- 19-0168** Chairman Kuehn called for the 2019 City of McKinney General Obligation Bond Election presentation. Mr. Kuehn asked for clarification on how the current Senate Bill #2 will impact the bond if a tax cap were to go into effect. Paul Grimes, City Manager, responded that while a tax cap would not directly affect the bond, it would have an indirect impact. If we are constrained by a tax cap, the city would need to borrow more money to pay for some capital projects.

Proposition A: Public Safety Facilities

The city proposes \$75 million for improvements and expansion of McKinney's Public Safety facilities. The funds will be used for the design and construction of facilities, the acquisition of land if required, and off-site improvements of Public Safety facilities. Funds will also be used for additional facilities to prepare for the projected growth of both police and fire administration, land acquisition for future fire stations, and improvements to current fire stations. The current Public Safety Building was occupied in 2006 by McKinney Police Department and Fire Department Administration. A Public Safety Support Building was constructed on the site and occupied in 2018. More than 400 employees use the buildings daily, and about 150 employees office there full-time. Building operations include Fire and Police Department Administration, criminal investigations, Emergency Operations Center, 911 dispatch, Fire Department Training Division, Logistics and Prevention, as well as meeting and training space. Since opening the current facility, McKinney has doubled in population, so expanding these facilities addresses this growth. In addition, a new multi-level parking garage will accommodate the city's expanding police and fire fleet. Security upgrades and other improvements to existing fire station facilities will ensure the safety and enhance the operational needs of fire personnel and equipment. Land purchases for future public safety uses as well as fire station

development will ensure maintaining certifications and an industry-leading ISO Rating of 1. Fire station #10 is already being built and we own the land for #11. Going forward, we will need at least four or five more stations, so land acquisition is required. Mr. Grimes asked for questions or comments on Proposition A, and there were none.

Proposition B: Municipal Community Complex

The city proposes \$50 million to be used in the design and construction of a new McKinney Municipal Community Complex, which would function as a City Hall and a Community Civic Center. The bond committee did research and consider how other cities use their city hall buildings. The proposed complex will include public and community spaces for City Council and citizens, as well as city departments including City Manager, City Secretary, Communications and Marketing, Development Services, Financial Services, Housing and Community Development, Human Resources, Information Technology, and Parks and Recreation Administration. McKinney's current City Hall was built in the 1950s and houses only three of the city's nine departments that would ultimately reside in a new cohesive facility. The remaining six departments currently reside in leased facilities. The proposed Municipal Community Complex will allow for more streamlined city services. Currently, the nine departments intended to be housed within a new facility are as far as eight miles from each other. The city pays about \$650,000 annually to lease office space for the delivery of core services, an expense that will virtually be eliminated with the construction of the proposed new facility. The city has completed a space and needs study to identify the square footage requirements, acreage requirements and facility functionality requirements that will serve the community for years to come. The Municipal Community Complex will be designed to accommodate the city's growth for the next generation. City staff and City Council are

considering several locations throughout McKinney. The \$50 million will serve as a significant source of funding, but it will not cover the entire cost. The city is confident this funding can leverage additional public-private partnership opportunities that will help share some of the project costs and risks, as well as utilize innovative finance options that are available to the private sector. Mr. Grimes asked for questions or comments on Proposition B. Board member Jackie Brewer asked about how the current City Hall would be repurposed. Mr. Grimes responded that the current facilities could be repurposed, sold, and redeveloped and put back on the tax rolls. These policy recommendations would be brought to City Council and it would be their choice as to how to handle the property. Chairman Kuehn asked for clarification about the possible location of the new City Hall, and Mr. Grimes stated that they are pursuing various locations throughout the City, all of which would be a catalyst for development in the surrounding area.

#### Proposition C: Parks and Recreation Facilities

The city proposes \$91 million for the enhancement and expansion of the community's parks system. The city's parks system features nearly 3,000 acres of parks and open space, six unique recreation facilities and more than 40 parks, with some park areas dating back more than 100 years. Our current parks represent about half the required parks, facilities and open space needed to serve the community at the city's build-out. The 2017 Parks and Recreation Master Plan sets a standard target level of service (LOS) based upon national and regional metrics for both neighborhood and community parks to meet the recreational needs of residents. In McKinney, the target LOS for neighborhood parks is two acres for every 1,000 residents. McKinney currently has 1.4 acres per 1,000 residents. For community parks, McKinney's target LOS is six acres for every 1,000 residents, and the city currently has 6.2 acres per



1,000 residents. This proposition includes the renovation or expansion of existing parks, sports fields and facilities, the construction of new parks and the acquisition of property for future parks development. The proposition also includes expansion of the Senior Recreation Center. In 2002, the 16,000-square-foot Senior Recreation Center and Senior Pool opened to accommodate 75-100 annual members age 50 and older, and it now has more than 3,200 annual members and is expected to rise to 3,500 members by the end of the year. Over time, every room in the Senior Recreation Center has become a multipurpose room due to a lack of space. The new Senior Recreation Facility would include potential amenities such as a gymnasium, indoor track, aquatic center, fitness area, game and billiards room, indoor and outdoor lounges, kitchen, and multipurpose spaces for classes, meetings and events. The location of the facility will be based upon a variety of factors such as the building program, site area requirements and timeline of other parks development projects. The location for a new Senior Center would be near where it is today. This proposition also includes the replacement of aging playground equipment and splash pads. Many of our parks have equipment that is more than 20 years old. Funds will be used for new or renovated restrooms and pavilions, the addition and widening of trails, updates to lighting, expanding and refreshing parking lots, adding general amenities and landscape enhancements. This proposition includes the complete renovation of all baseball, softball and soccer fields. The city will refresh spectator areas, provide additional amenities, upgrade lighting, and add and renovate pavilions and restrooms at each of the complexes in the parks system. The 2017 Parks and Recreation Master Plan requires the city to acquire at least 416 acres of new park land by 2022 and another 456 acres by 2027. Funds will also be used to begin improvements to other vacant land currently owned by the city to create more park space in the community. The Parks and Recreation

Department currently receives \$5.5 million each year for parks construction projects from the McKinney Community Development Corporation's Type B half-cent sales tax. Other funding sources include grants, parkland dedication fees paid by developers and private contributions. Mr. Grimes asked for questions and comments on Proposition C, and there were none.

Proposition D: Public Works Facilities

The city proposes \$34 million to be used in the design and construction of new Public Works facilities, land acquisition and off-site improvements needed to accommodate the Public Works Department located at 1550 S. College Street. The new complex would allow the department to meet the needs of the city's growing population. McKinney's current Public Works facilities were built in 1993 when the city had a population of approximately 25,000 citizens. A Fleet Maintenance facility was added in 1995, a Water and Wastewater building was constructed in 1998, and a Purchasing, Parks and Warehouse facility was added in 2000. Additional facilities would provide Public Works services for the existing 190,000 residents of McKinney as well as the ability to maintain a city fleet of more than 800 vehicles and meet future needs due to continued growth. This proposition would provide for a new multi-bay facility with a maintenance area for heavy equipment and fire apparatus, a new fuel station with multiple storage tanks and pumps for both gasoline and diesel fuel, a tracking system for the city's fuel usage to provide efficiencies in the fueling of city vehicles and equipment, and a multi-bay vehicle wash and mud removal facility for city vehicles and equipment. This facility would include offices, meeting and training rooms, spaces to accommodate the needs of the Public Works office and field staff, as well as warehouse space for the inventory of maintenance materials and

parts. Mr. Grimes asked for questions and comments on Proposition D, and there were none.

Proposition E: Street Improvements

The city proposes \$100 million for the construction or reconstruction of transportation projects that will improve mobility and safety, reduce congestion and address aging infrastructure. Funds requested could have been much higher as far as needs, but they have to balance how much can actually be accomplished in a reasonable timeframe. Funds are set aside on a yearly basis to address project needs as they arise. These include projects like intersection turn lanes and safety improvements, traffic signals, street pavement repairs and pedestrian accessibility improvements. Additional projects that will be addressed include roadway capacity improvement projects, new roadway construction, town center roadway improvements and Intelligent Transportation Systems. To best leverage bond funds, the proposed \$100 million is intended to be combined with other funding sources including federal grants, state grants, roadway impact fees and other miscellaneous sources. Because of the high likelihood that outside funding will be secured for multiple transportation projects, the potential projects listed could fluctuate. Mr. Grimes asked for questions and comments on Proposition E, and there were none.

Bond Committee:

Mr. Grimes presented the process of how these bond proposals were established. A 35-member Bond Committee was made up of citizens appointed by the City Council. Mr. Grimes thanked Chairman Kuehn, Vice Chairman Clarke and Secretary Brewer for their service on the Bond Committee. The full Bond Committee met four times over the last few months. The Bond Committee was presented with more than \$450 million in capital improvement projects. The Bond Committee vetted the

various projects for which funding was proposed and recommended the final \$350 million and five propositions to the City Council. City Council approved the Bond Committee's recommendation for inclusion on the May election ballot. Board Treasurer Glew asked for clarification regarding how the propositions will appear on the ballot. Mr. Grimes shared that each of the five propositions are required to be voted on separately. Mr. Glew then asked how the communications plan for this bond will differ from the bond election of four years ago to assure that citizens fully understand each proposition. Mr. Grimes stated that the plan is already ahead of where we were for past bond elections. While staff must remain neutral, the website is updated with Fast Facts for each proposition, videos are being created, and staff will be presenting to community groups. A Political Action Committee has been established by the Chamber. Although city staff must remain neutral, the PAC can advocate for the bond proposals. Chairman Kuehn remarked that the \$350 million could have been much higher and still would not have required a tax increase. He stated that the city issues debt strategically and over time. Mr. Grimes added that the city currently has about \$220 million in debt with more than \$22 billion of taxable value in the community. Even with a \$350 million bond, the city would be carrying a very small debt. Mr. Grimes reminded the Board that policy control always remains with City Council, and staff is required to come before the City Council every time there is a proposal to issue debt. Chairman Kuehn asked how much of the \$350 million is land acquisition. Mr. Grimes stated he didn't have those exact numbers, but estimated that the total is probably around \$30-\$50 million on the high side. Vice Chairman Clarke commented that voters would benefit from an understanding that money from a bond is the least costly to the city. Mr. Grimes elaborated on two policy reasons to issue bonds. First, cost of money is low because the risk is low. Second, bonds are typically being

paid over multiple generations, so the burden doesn't fall to one generation. Board Treasurer Glew also suggested the importance of making sure citizens understand how proactive this bond is and the importance of planning and preparing for the next 20-40 years. Board Secretary Brewer suggested that communications to citizens be very clear on the difference between this bond versus school bonds or county bonds that have been on the ballot recently. Mr. Grimes reminded the Board that details regarding the bond and how tax dollars are spent are easily found on the [mckinneytexas.org](http://mckinneytexas.org) website. Only 22% of property taxes go to the City of McKinney to fund vital services like public safety, streets and parks, while 67% goes to McKinney ISD, 8% goes to Collin County and the remaining 3% goes to Collin College.

**19-0169** Chairman Kuehn called for Consideration/Discussion/Action on a Project Grant Application Submitted by Habitat for Humanity of Collin County (#19-01) in the Amount of \$80,000 for Critical Home Repair in McKinney for Low Income Families. Amount Requested Represents 25% of Total Project Cost. Mr. Kuehn congratulated Celeste Cox on the approval of the training facility for the Cotton Groves development. Board member Angela Richardson-Woods recused herself from the discussion of Agenda Item #19-0169. Board members unanimously approved the motion by Vice-Chairman Clarke and seconded by Board Secretary Brewer to approve the Habitat for Humanity of Collin County Project Grant (#19-01) in the Amount of \$80,000 for Critical Home Repair in McKinney for Low Income Families. Board member Angela Richardson-Woods returned to the dais following the discussion and vote.

**19-0170** Chairman Kuehn called for Consideration/Discussion/Action on a Project Grant Application Submitted by the City of McKinney Apex Centre (#19-02) in the Amount of \$200,000 for Funds to Hire an Architect to Develop Plans for Future Expansion of Apex Centre. Amount Requested

Represents 100% of Total Cost. Board members unanimously approved the motion by Board Secretary Brewer and seconded by Board Vice-Chairman Clarke to approve the City of McKinney Apex Centre Project Grant (#19-02) in the Amount of \$150,000 for Funds to Hire an Architect to Develop Plans for Future Expansion of Apex Centre.

**19-0171** Chairman Kuehn called for Consideration/Discussion/Action on a Project Grant Application Submitted by McKinney Parks Foundation (#19-03) in the Amount of \$2,000 to Purchase and Install Ten Picnic Tables and Two Concrete Benches in Locations Along the Natural Surface Trail at the McKinney Community Center. Amount Requested Represents 100% of Total Project Cost. Board members unanimously approved the motion by Board Treasurer Glew and seconded by Board member Richardson-Woods to approve the McKinney Parks Foundation Project Grant (#19-03) in the Amount of \$2,000 to Purchase and Install Ten Picnic Tables and Two Concrete Benches in Locations Along the Natural Surface Trail at the McKinney Community Center.

**19-0172** Chairman Kuehn called for Consideration/Discussion/Action on a Project Grant Application Submitted by Collin County History Museum (#19-04) in the Amount of \$4,007 to Purchase Photo boards for Window Displays in the Foyer and Gallery of the Museum. Amount Requested Represents 88% of Total Project Cost. Board members unanimously approved the motion by Board Vice-Chairman Clarke and seconded by Board Secretary Brewer to approve the Collin County History Museum Project Grant (#19-04) in the Amount of \$4,007 to Purchase Photo boards for Window Displays in the Foyer and Gallery of the Museum.

**19-0173** Chairman Kuehn called for Consideration/Discussion/Action on a Project Grant Application Submitted by Heard Craig (Project #19-05) in the Amount of \$12,790 for Upgrades to the Carriage House. Amount

Requested Represents 100% of Total Project Cost. Board members unanimously approved the motion by Board Treasurer Glew and seconded by Board member McGill to approve the Heard Craig Project Grant (#19-05) in the Amount of \$12,790 for Upgrades to the Carriage House.

**19-0174** Chairman Kuehn called for a Public Hearing and Consideration/Discussion/Action on a Retail Development Infrastructure Grant Application Submitted by Local Yocal Farm to Market (RDIG 19-01) for Reimbursement of Expenses Related to Infrastructure Improvements at Local Yocal BBQ and Grill, 350 E. Louisiana Street, McKinney, Texas. Matt Hamilton, President of Local Yocal, presented Local Yocal's growth from a 900 square foot local retail market to adding a restaurant in a 14,000 square foot building. Local Yocal strives to supply healthy, delicious, sustainably raised meats and artisan food products, while supporting local growers in an upscale retail market. They are currently planning to expand to fill the space they have. Mr. Hamilton stated that Local Yocal is a catalyst for east of Highway 5, bringing nearly 8,000 people per month to its storefront. With a heart and eye for the past, Local Yocal supports the business and residential development in the downtown area. Local Yocal is requesting \$15,000 for infrastructure expenditures including removing a grease trap and updating and increasing both water and sewer capacity to prepare the back portion of their space for retail space. Structural work and improvements have already been completed. Chairman Kuehn reminded everyone that the new Retail Development Infrastructure matches 50% of what the business expends up to \$25,000. Board members unanimously approved the motion by Board member Richardson-Woods and seconded by Board Vice-Chairman Clarke to close the public

hearing. Mr. Kuehn stated that action will be taken on this grant request at the March MCDC Board meeting.

**19-0175** Chairman Kuehn called for Consideration/Discussion of a Letter of Inquiry Submitted by The Salvation Army McKinney Community Center for a Potential Project Grant Application for Funding to Replace Gym Floor. Major Paul White stated that the Salvation Army facility is in need of a new gym floor. The gym is used for basketball, pickle ball and other sports including fencing. They will be asking for \$33,917 to help pay for a new maple hardwood floor to replace the current floor. Mr. Kuehn stated that the purpose of this discussion is to answer questions and provide clarity for the Salvation Army as they prepare a grant proposal. Mr. Joe Tafur joined Major White and explained that the current vinyl floor is glued directly to the concrete slab with no padding, so it is not really suitable for sports. In addition, tiles are pulling up in some areas. Board member McGill asked about the maintenance of the new floor and whether or not that cost is included in the facility budget. Mr. Tafur stated the maintenance would cost about \$1500 a year, which is less than they are spending now.

Chairman Kuehn called for Citizen Comments. There were none.

Chairman Kuehn called for Board or Commissioner Comments. Chairman Kuehn complimented the Chamber on their fantastic awards event. Board Secretary Brewer, Board Treasurer Rick and Vice Chairman Clarke all added compliments to the Collin County History Museum's *Then and Now* exhibit, especially the use of technology to tie the old with the new.

Chairman Kuehn stated there would be no Executive Session and called for a motion to adjourn. A motion to adjourn made by Board member McGill and seconded by Board Vice-Chairman Clarke was unanimously approved. Chairman Kuehn adjourned the meeting at 9:21 a.m.

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KURT KUEHN  
Chairman



**19-0260**



**TITLE:** Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee of Meeting of January 7, 2019.

**SUPPORTING MATERIALS:**

[Minutes](#)

**McKinney Community Development Corporation**  
**Meeting of the Promotional and Community Event Grant Sub-Committee**  
**January 7, 2019**

The McKinney Community Development Corporation Promotional and Community Event Grant Committee met at 8:00 a.m. on January 7, 2019, in the MCDC offices at 5900 S. Lake Forest Blvd., Ste. 110, McKinney, Texas.

**MCDC board members present:** Vice Chairman David Clarke, Mary Barnes-Tilley, Kathryn McGill

**Staff present:** President Cindy Schneible, Administrative and Marketing Coordinator Linda Jones

Ms. Schneible clarified that \$75,000 has been allocated for Cycle 1 Promotional and Community Event Grants. A total of \$150,000 has been allocated for the year, so fund allocations below the \$75,000 can roll into Cycle II. She also reminded the sub-committee of the following grant goals and procedures:

- Must promote the City of McKinney for business development and/or tourism;
- Enhance quality of life for McKinney residents;
- Can be granted to for-profit or non-profit groups;
- And are paid on a reimbursement basis once contract requirements are verified.

After detailed discussion of each grant application, the sub-committee agreed unanimously to recommend all grants be funded for the amount requested, as follows.

- Heritage Guild of Collin Country request for \$7,500 to support marketing and promotion of 2019 Farmers Market, Tour de Coop, and Ice Cream Crank-off. Sub-committee recommends full funding of grant in the amount of \$7,500.
- Collin County History Museum request for \$11,675 to promote the McKinney Then and Now exhibit in 2019. Sub-committee recommends full funding of grant in the amount of \$11,625.
- St. Peter's Episcopal request for \$7,500 to promote the 2019 Empty Bowls event. Sub-committee recommends full funding of grant in the amount of \$7,500.
- McKinney Main Street request for \$15,000 to promote the McKinney Cultural District events. Sub-committee recommends full funding of grant in the amount of \$15,000.
- Community Garden Kitchen request for \$6,700 for promotion and advertising of the 2019 Star-Spangled Salsa Fest. Sub-committee recommends full funding of grant in the amount of \$6,700.
- Kiwanis Club request for \$2,500 to promote the 2019 Triathlon. Sub-committee recommends full funding of grant in the amount of \$2,500.
- ManeGait request for \$8,000 to promote the 2019 Country Fair. Sub-committee recommends full funding of grant in the amount of \$8,000.

- SBG Hospitality request for \$15,000 for advertising, marketing and promotion of the St. Patrick's Day Festival & Shamrock Run. Sub-committee recommends full funding of grant in the amount of \$15,000.

The Promotional and Community Event grant total recommended is \$73,875, allowing for allocated funds of \$1,125 to be rolled into Cycle II grants. David Clarke will present these recommendations to the MCDC Board at their regularly-scheduled meeting on January 24, 2019.

The subcommittee meeting was adjourned at approximately 9:45 a.m.

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Kurt Kuehn, Chairman

19-0261



**TITLE:** Financial Reports

**SUPPORTING MATERIALS:**

[February 2019 Financial Report](#)  
[February 2019 Transmittal Letter](#)  
[February 2019 Checks Issued](#)

**McKinney Community Development Corporation**  
**Summary Operating Statement**  
February 2019 (42% of FY Complete)

						Monthly Comparison		YTD Comparison		
Revenues	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	
Sales Tax Receipts	\$ 14,255,971	\$ 1,420,142	\$ 5,912,900	\$ 8,343,071	41.5%	\$ 1,187,998	\$ 232,145	\$ 5,939,988	\$ (27,088)	
Interest Income	949,000	100,648	590,964	358,036	62.3%	79,083	21,565	395,417	195,548	
Total Revenues	\$ 15,204,971	\$ 1,520,791	\$ 6,503,864	\$ 8,701,107	42.8%	\$ 1,267,081	\$ 253,710	\$ 6,335,405	\$ 168,460	
Expenses	FY19 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance	
MCDC Operations										
Personnel Expense	\$ 280,330	\$ 19,371	\$ 101,236	\$ 179,094	36.1%	\$ 23,361	\$ 3,990	\$ 116,804	\$ 15,568	
Supplies Expense	16,250	40	1,600	14,650	9.8%	1,354	1,314	6,771	5,171	
Maintenance Expense	3,000	-	-	3,000	0.0%	250	250	1,250	1,250	
Services/Sundry	323,118	12,310	89,864	233,254	27.8%	26,927	14,616	134,633	44,769	
Total Administrative	\$ 622,698	\$ 31,721	\$ 192,700	\$ 429,998	30.9%	\$ 51,892	\$ 20,170	\$ 259,458	\$ 66,757	
Projects										
Community Grants & Projects	\$ 6,813,834	\$ 41,986	\$ 315,554	\$ 6,498,280	4.6%	\$ 567,820	\$ 525,833	\$ 2,839,098	\$ 2,523,543	
Other Project Expenses	28,000	1,360	4,455	23,545	15.9%	2,333	973	11,667	7,212	
Total Projects	\$ 6,841,834	\$ 43,346	\$ 320,009	\$ 6,521,825	4.7%	\$ 570,153	\$ 526,807	\$ 2,850,764	\$ 2,530,755	
Non-Departmental										
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 72,917	\$ 102,083	41.7%	\$ 14,583	\$ -	\$ 72,917	\$ -	
Insurance & Risk Fund	549	46	229	320	41.7%	46	-	229	-	
Park Construction Fund	19,025,567	35,360	72,597	18,952,970	0.4%	1,585,464	1,550,104	7,927,320	7,854,722	
Aquatic Center - Neutrality	775,270	-	-	775,270	0.0%	64,606	64,606	323,029	323,029	
MPAC	375,000	31,250	156,250	218,750	41.7%	31,250	-	156,250	-	
MCDC Debt Service Payments	990,000	-	-	990,000	0.0%	82,500	82,500	412,500	412,500	
MCDC Debt Service I & S	730,792	365,396	365,396	365,396	50.0%	60,899	(304,497)	304,497	(60,899)	
Paying Agent	1,000	200	200	800	20.0%	83	(117)	417	217	
Capital Equip/Construction-Aquatic Center	31,243	-	28,608	2,635	91.6%	2,604	2,604	13,018	(15,590)	
Total Non-Departmental	\$ 22,104,421	\$ 446,836	\$ 696,197	\$ 21,408,224	3.1%	\$ 1,842,035	\$ 1,395,199	\$ 9,210,175	\$ 8,513,979	
Total Expenses	\$ 29,568,953	\$ 521,903	\$ 1,208,906	\$ 28,360,047	4.1%	\$ 2,464,079	\$ 1,942,176	\$ 12,320,397	\$ 11,111,491	
Net	\$ (14,363,982)	\$ 998,888	\$ 5,294,958				\$ (1,196,999)	\$ 2,195,886	\$ (5,984,993)	\$ 11,279,950
FY19 Beginning Fund Balance	\$ 46,936,646									
Add FY19 Budgeted Revenue	15,204,971									
Less FY19 Budgeted Expenses	(29,568,953)									
FY19 Projected Ending Fund Balance	\$ 32,572,664									

**McKinney Community Development Corporation**  
Project Details - February 2019

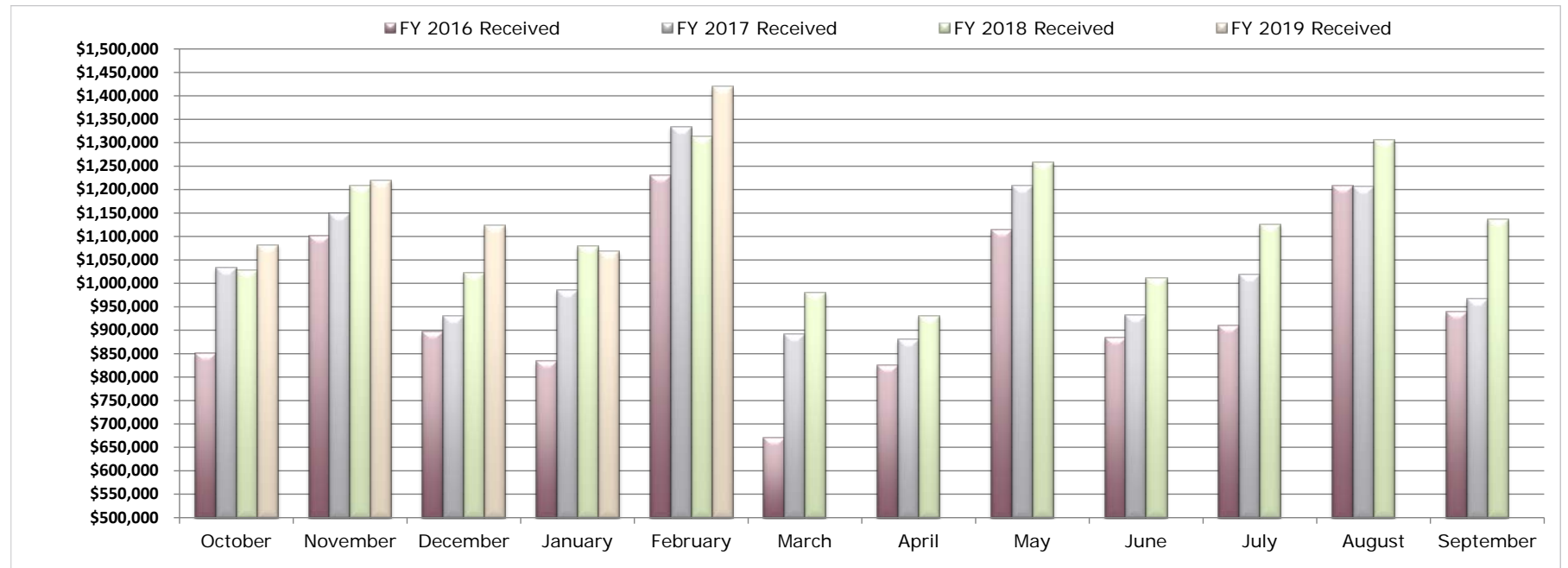
<b>Community 4B Projects</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
McKinney Housing Authority (Merritt McGowan Manor)	2016-2017	4B1707	\$ 175,000	\$ -	\$ 175,000	\$ -
Collin County History Museum (McKinney Then and Now)	2017-2018	4B1801	7,038	-	4,571	2,467
Boys and Girls Club of Collin County (Repair)	2017-2018	4B1803	30,000	6,500	6,500	23,500
HUB 121	2017-2018	4B1805	400,000	-	-	400,000
Habitat for Humanity of Collin County (Cotton Groves)	2017-2018	4B1806	828,734	-	34,660	794,074
McKinney Main Street	2017-2018	4B1809	35,000	-	33,320	1,680
Heritage Guild of Collin County	2017-2018	4B1810	75,000	5,795	5,795	69,205
Habitat for Humanity of Collin County (Critical Home Repair)	2018-2019	4B1901	80,000	-	-	80,000
City of McKinney - Apex Centre (Future Expansion)	2018-2019	4B1902	150,000	-	-	150,000
McKinney Parks Foundation (Picnic Tables and Benches)	2018-2019	4B1903	2,000	-	-	2,000
Collin County History Museum (Photo Boards)	2018-2019	4B1904	4,007	-	-	4,007
Heard Craig - Upgrades to Carriage House	2018-2019	4B1905	12,790	-	-	12,790
Undesignated FY 2019 Budget			1,191,129	-	-	1,191,129
<b>Total Community 4B Projects</b>			<b>\$ 2,990,698</b>	<b>\$ 12,295</b>	<b>\$ 259,846</b>	<b>\$ 2,730,852</b>
<b>Promotional and Event Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Collin County History Museum - WWI Commemoration	2017-2018	PC1801	\$ 1,700	\$ -	\$ 1,700	\$ -
Heritage Guild - Tour de Coop, Farmers Market, Ice Cream Crank-	2017-2018	PC1808	1,436	-	1,232	204
Collin County Master Gardeners	2017-2018	PC1814	9,000	-	-	9,000
Heard Craig Center for the Arts/Schon Everywhere	2017-2018	PC1815	5,150	-	5,150	-
Crape Myrtle Trails Foundation of McKinney	2017-2018	PC1816	8,000	6,887	6,887	1,113
SBG Hospitality	2017-2018	PC1817	13,350	-	13,350	-
McKinney Main Street	2017-2018	PC1818	15,000	15,000	15,000	-
McKinney Rotary Club Foundation	2017-2018	PC1819	5,000	5,000	5,000	-
Heard Wildlife Museum	2017-2018	PC1821	2,500	-	70	2,430
Heritage Guild of Collin County	2017-2018	PC1822	12,000	2,804	7,320	4,680
Heritage Guild of Collin County	2018-2019	PC1901	7,500	-	-	7,500
Collin County History Museum	2018-2019	PC1902	11,675	-	-	11,675
St. Peter's Episcopal	2018-2019	PC1903	7,500	-	-	7,500
McKinney Main Street	2018-2019	PC1904	15,000	-	-	15,000
Bernard Game Day Foods/Community Garden Kitchen	2018-2019	PC1905	6,700	-	-	6,700
Kiwanis Club of McKinney	2018-2019	PC1906	2,500	-	-	2,500
ManeGait Therapeutic Horsemanship	2018-2019	PC1907	8,000	-	-	8,000
SBG Hospitality	2018-2019	PC1908	15,000	-	-	15,000
Undesignated FY 2019 Budget			76,125	-	-	76,125
<b>Total Promotional &amp; Event Grants</b>			<b>\$ 223,135</b>	<b>\$ 29,691</b>	<b>\$ 55,708</b>	<b>\$ 167,427</b>
<b>Retail Development Infrastructure Grants</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Undesignated FY 2019 Budget			\$ 100,000	\$ -	\$ -	\$ 100,000
<b>Total Retail Development Infrastructure Grants</b>			<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
<b>Special Projects</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Star Center Expansion	2016-2017	4B1701	\$ 3,500,000	\$ -	\$ -	\$ 3,500,000
<b>Total Special Projects</b>			<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,500,000</b>
<b>Park Construction Fund</b>	<b>FY Board Approved</b>	<b>Project Code</b>	<b>Budget FY19</b>	<b>Monthly Actual</b>	<b>YTD Actual</b>	<b>Budget Balance</b>
Finch Park Phase IV	2017-2018	PK1211	\$ 1,250,000	\$ -	\$ -	\$ 1,250,000
Hike & Bike Trail Construction	2016-2017	PK1213	270,000	-	-	270,000
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	-	705,000
Land Acquisition 2016-17	2016-2017	PK1701	2,284,154	-	2,800	2,281,354
Cottonwood Park Redevelopment	2018-2019	PK1737	2,150,000	-	-	2,150,000
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	-	1,158,950
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	150,000	29,537	44,629	105,371
JMAC Improvements	2018-2019	PK1823	175,000	762	762	174,238
Gray Branch Community Park Phase I	2016-2017	PK2206	1,270,000	-	-	1,270,000
Frisco ISD Neighborhood Park (Westridge 3)	2015-2016	PK3224	1,325,000	-	-	1,325,000
Parks Accessibility	2016-2017	PK4325	496,093	-	-	496,093
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	500,000	-	-	500,000
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	1,367,602	5,062	24,406	1,343,196
Gabe Nesbitt Tennis CTR Expansion	2015-2016	PK4396	2,698,768	-	-	2,698,768
Old Settler's Renovation	2018-2019	PK4398	1,800,000	-	-	1,800,000
Parks Projects (Umbrella)	2018-2019	PK4399	1,225,000	-	-	1,225,000
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
<b>Total Parks Construction Projects</b>			<b>\$ 19,025,567</b>	<b>\$ 35,360</b>	<b>\$ 72,597</b>	<b>\$ 18,952,970</b>
<b>Aquatic Center Finishout</b>	<b>2014-2015</b>	<b>4B1800</b>	<b>\$ 31,243</b>	<b>\$ -</b>	<b>\$ 28,608</b>	<b>\$ 2,635</b>
<b>* Other City of McKinney Projects in Eco/Comm Project Allocations</b>						

# McKinney Community Development Corporation

## Sales Tax Revenue

February 2019 (42% of FY Complete)

Month Received	FY 2014 Received	FY 2015 Received	FY 2016 Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	Difference to FY 2018	Variance to FY 2018	% of Budget
October	\$780,694	\$809,613	\$851,178	\$1,032,847	\$1,026,985	<b>\$1,081,713</b>	<b>\$54,728</b>	<b>5.3%</b>	<b>7.6%</b>
November	938,090	982,351	1,101,106	1,148,939	1,208,295	<b>1,219,028</b>	<b>10,733</b>	<b>0.9%</b>	<b>8.6%</b>
December	770,221	826,009	897,304	929,699	1,023,356	<b>1,123,713</b>	<b>100,357</b>	<b>9.8%</b>	<b>7.9%</b>
January	744,988	821,731	833,503	985,393	1,079,316	<b>1,068,303</b>	<b>(11,013)</b>	<b>-1.0%</b>	<b>7.5%</b>
February	1,043,205	1,136,044	1,231,183	1,334,043	1,312,944	<b>1,420,142</b>	<b>107,198</b>	<b>8.2%</b>	<b>10.0%</b>
March	681,914	764,445	671,518	891,649	980,238				
April	677,086	716,258	825,953	880,093	930,962				
May	978,399	1,031,572	1,114,575	1,208,091	1,258,169				
June	765,309	820,908	884,501	932,936	1,011,758				
July	787,000	840,355	910,886	1,019,409	1,125,759				
August	980,251	1,055,774	1,207,558	1,206,441	1,306,035				
September	928,323	1,013,186	938,767	967,150	1,136,996				
<b>Total</b>	<b>\$10,075,479</b>	<b>\$10,818,246</b>	<b>\$11,468,033</b>	<b>\$12,536,690</b>	<b>\$13,400,813</b>	<b>\$5,912,899</b>	<b>\$262,003</b>	<b>4.6%</b>	<b>41.5%</b>

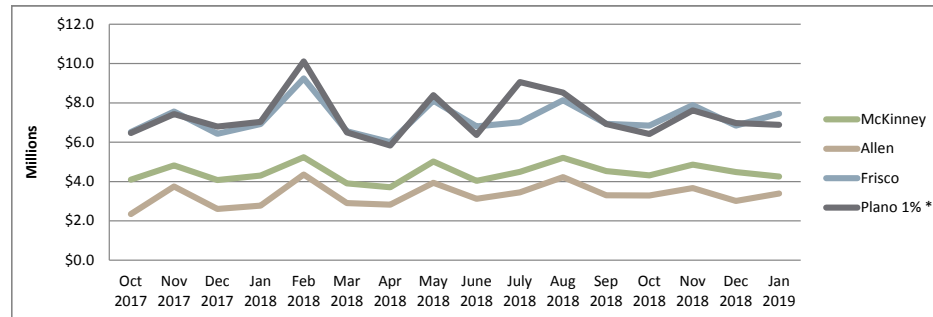


# TOTAL SALES TAX COLLECTED

## Sister City Comparison

February 2019	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$428,026	\$402,954	-\$239,409	\$698,404
Var to LY	8.2%	9.3%	-2.6%	6.9%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$1,041,464	\$2,293,550	\$1,356,281	\$867,683
Var to LY	4.6%	14.5%	3.7%	2.3%



## Year-to-Date Collections

FY 2018	McKinney	Allen	Frisco	Plano 1% *
Oct 2017	\$4,095,706	\$2,345,746	\$6,516,345	\$6,469,308
Nov 2017	4,817,501	3,743,244	7,560,058	7,425,871
Dec 2017	4,077,717	2,609,680	6,423,786	6,797,189
Jan 2018	4,301,538	2,769,814	6,925,012	7,035,464
<b>Feb 2018</b>	<b>5,236,029</b>	<b>4,356,186</b>	<b>9,244,372</b>	<b>10,109,294</b>
<b>FY 2018 Total</b>	<b>\$22,528,491</b>	<b>\$15,824,670</b>	<b>\$36,669,573</b>	<b>\$37,837,125</b>

FY 2019	McKinney	Allen	Frisco	Plano 1% *
Oct 2018	\$4,310,922	\$3,290,122	\$6,841,118	\$6,413,690
Nov 2018	4,859,750	3,670,160	7,887,283	7,623,824
Dec 2018	4,478,421	3,013,753	6,844,712	6,976,214
Jan 2019	4,256,807	3,385,046	7,447,778	6,883,382
<b>Feb 2019</b>	<b>5,664,055</b>	<b>4,759,140</b>	<b>9,004,963</b>	<b>10,807,698</b>
<b>FY 2019 Total</b>	<b>\$23,569,954</b>	<b>\$18,118,221</b>	<b>\$38,025,854</b>	<b>\$38,704,808</b>

\* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.



# McKinney Community Development Corporation

## Balance Sheet

February 2019

	MCDC Operations		MCDC Long Term Debt		General Fixed Assets		Consolidated	
<b>Assets</b>								
Cash and Cash Equivalents	\$	57,242	\$	-	\$	-	\$	57,242
Investments		51,828,380		-		-		51,828,380
Interest Receivable - Investments		104,756		-		-		104,756
Accounts Receivable		2,296,651		-		-		2,296,651
Security Deposits		4,852		-		-		4,852
Prepaid Items		-		-		-		-
Discounts on Investments		(7,659)		-		-		(7,659)
Capital/Land		-		-		4,970,062		4,970,062
Capital/Land Improvements (Net of Depreciation)		-		-		1,794,838		1,794,838
Capital/Construction in Progress*		-		-		-		-
GASB 68 & 75/TMRS Actuarial		-		6,123		-		6,123
GASB 68 & 75/TMRS Investment		-		10,123		-		10,123
GASB 68 & 75/TMRS Contributions		-		16,535		-		16,535
GASB 68 & 75/OPEB Actuarial		-		6		-		6
GASB 68 & 75/OPEB Assumption Change		-		1,409		-		1,409
GASB 68 & 75/OPEB Contributions		-		73		-		73
General Long Term Debt		-		21,598,610		-		21,598,610
<b>Total Assets</b>	<b>\$</b>	<b>54,284,221</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>6,764,900</b>	<b>\$</b>	<b>82,682,000</b>
<b>Liabilities</b>								
Vouchers Payable	\$	39,036	\$	-	\$	-	\$	39,036
Accrued Payroll Payable		-		-		-		-
Compensated Absences		-		38,401		-		38,401
Retainage Payable		-		-		-		-
Bonds Payable Interest		-		91,349		-		91,349
Bonds Payable Current		-		990,000		-		990,000
Bonds Payable		-		20,390,000		-		20,390,000
TMRS Pension Liability		-		66,849		-		66,849
OPEB Liability		-		32,134		-		32,134
TMRS Actuarial Experience		-		1,586		-		1,586
TMRS Investment Experience		-		22,560		-		22,560
<b>Total Liabilities</b>	<b>\$</b>	<b>39,036</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>21,671,915</b>
<b>Fund Equity</b>								
Unreserved Fund Balance *	\$	54,201,038	\$	-	\$	-	\$	54,201,038
Reserved for Encumbrances		30,459		-		-		30,459
Reserved for Prepaids		13,688		-		-		13,688
Investment in Capital Assets		-		-		6,764,900		6,764,900
<b>Total Fund Equity</b>	<b>\$</b>	<b>54,245,185</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>6,764,900</b>	<b>\$</b>	<b>61,010,085</b>
<b>Total Liabilities and Equity</b>	<b>\$</b>	<b>54,284,221</b>	<b>\$</b>	<b>21,632,879</b>	<b>\$</b>	<b>6,764,900</b>	<b>\$</b>	<b>82,682,000</b>
<b>Unreserved Fund Balance *</b>								
<b>\$</b>		<b>54,201,038</b>						
Committed Projects Reserve:								
Community Projects	\$	1,539,723						
Discretionary Prom & Comm Grants		91,302						
Retail Development Infrastructure Grants		-						
Special Projects		3,500,000						
Parks Construction Projects		18,952,970						
Craig Ranch Loan Resort Hotel/Conf. Cntr		5,000,000						
Craig Ranch Grant Resort Hotel/Conf. Cntr		3,000,000						
Aquatic Center Finishout		2,635						
<b>Total Committed Projects</b>	<b>\$</b>	<b>31,919,203</b>						
<b>Unreserved Fund Balance after Project Commit.</b>		<b>\$</b>	<b>22,281,834</b>					
Undesignated Reserve:								
Community Projects (FY19)	\$	1,191,129						
Discretionary Prom & Comm Grants (FY19)		76,125						
Retail Development Infrastructure Grants		100,000						
<b>Total Undesignated Allocations</b>	<b>\$</b>	<b>1,367,254</b>						
<b>Final Unreserved Fund Balance</b>	<b>\$</b>	<b>20,914,580</b>						

# February Monthly Financial Report

March 12, 2019

Each month, city staff provides a financial report to the McKinney Community Development Corporation's board to apprise them of the financial status of the corporation. In an effort to continue providing meaningful financial updates, this transmittal letter includes links to the interactive online financial tool for the month of February. The following is a brief analysis of each section of the corporation's financials.

## February Analysis

### ***MCDC Revenue-***

Revenue of the McKinney Community Development Corporation is over budget YTD by 2.66%. Sales tax figures came in 4.64% above last year's collection through February. Below is a link to the current year-to-date revenue of the MCDC:

[MCDC Revenues - YTD through February](#)

### ***Sales Tax Analysis-***

Below are three links that show some unique analysis for the sales tax of the McKinney Community Development Corporation and the City of McKinney at large. The first two links relate directly to the sales tax performance, and the third is a picture of the city's collection by industry:

[FY2019 Monthly Sales Tax Comparison](#)

[MCDC - Historic Monthly Sales Tax - February](#)

[City of McKinney - Sales Tax by Industry](#)

### ***MCDC Expenditures-***

Expenditures of the McKinney Community Development Corporation for the month of February were \$522K. Notable expenditures include debt service interest payments of \$365K. Below is a link to the current year-to-date expenditures of the MCDC:

[MCDC Expenditures - YTD through February](#)

***Checks Issued-***

Below is a link to the checks that were issued by the McKinney Community Development Corporation during the month of February:

[MCDC February Checks Issued](#)

***Project Details-***

Project details for the McKinney Community Development Corporation are provided as an attachment. The project expenditures for this month were:

- Boys and Girls Club of Collin County, \$6,500
- Heritage Guild of Collin County, \$5,795
- Crape Myrtle Trails Foundation of McKinney, \$6,887
- McKinney Main Street, \$15,000
- McKinney Rotary Club Foundation, \$5,000
- Heritage Guild of Collin County, \$2,804
- Various Park Projects, \$35,360

***Conclusion-***

The information included in the interactive monthly financial report is intended to provide a status update on the operations of the McKinney Community Development Corporation. Staff is available to answer any additional questions you may have.

Sincerely,

Mark Holloway

Chief Financial Officer

City of McKinney

**MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**INVOICES PROCESSED - FEBRUARY 2019**

<https://mckinneytexas.opengov.com/transparency>

1) Choose "Checkbook" from the left column  
2) Choose the dropdown arrow in the "Funds" column and search for "McKinney Community Development Corporation."

Date	Vendor Name	Transaction Amount	Description	Project #	FPO/PO
2/22/2019	STATE COMPTROLLER OF PUBLIC ACCOUNT	\$ (4,128.43)	JANUARY 2019 SALES TAX		
2/22/2019	COMMUNITY MATTERS INC	\$ 1,196.00	ADVERTISING - 2019 MCK CHAMBER MAP		F35779
2/22/2019	STANDARD COFFEE SERVICE CO	\$ 39.78	FOODS: STAPLE GROCERY		190177
2/22/2019	BOYS & GIRLS CLUBS OF COLLIN COUNTY	\$ 6,500.00	GRANT REIMBURSEMENT-MCKINNEY CLUB HOUSE REPAIRS	4B1803	F37943
2/22/2019	OFFICETEAM	\$ 237.11	PERSONNEL,TEMP EMPL AGCY		190079
2/15/2019	TIME WARNER CABLE	\$ 334.80	8260 13 100 0001447		F37915
2/15/2019	STAR LOCAL MEDIA	\$ 151.38	PUBLIC HEARING NOTICE		F37880
2/15/2019	COLLIN COUNTY HISTORICAL SOCIETY	\$ 2,500.00	SPONSORSHIP - BLACK HISTORY MONTH VIDEO		F37770
2/15/2019	TEXAS ASSOC OF COMMUNITY DEV CORPS	\$ 100.00	TX OPPORTUNITY ZONE SUMMIT		F37891
2/15/2019	MCKINNEY CHAMBER OF COMMERCE	\$ 35.00	2/6 CHAMBER BREAKFAST-SCHNEIBLE		F37922
2/15/2019	MCKINNEY CHAMBER OF COMMERCE	\$ 35.00	2/19 CHAMBER BREAKFAST-CLARKE		F37887
2/15/2019	BROWN & HOFMEISTER LLP	\$ 880.00	GENERAL LEGAL		F37919
2/15/2019	BROWN & HOFMEISTER LLP	\$ 1,200.00	PROJECT LEGAL EXPENSE - SHERATON		F37919
2/15/2019	BROWN & HOFMEISTER LLP	\$ 160.00	PROJECT LEGAL EXPENSE HUB 121	4B1805	F37919
2/15/2019	MISC: ANGELA RICHARDSON-WOODS	\$ 195.00	REIMBURSEMENT - 2019 TACDC COMMUNITY DEV CONFERENCE FEE		F37905
2/15/2019	OFFICETEAM	\$ 295.76	PERSONNEL,TEMP EMPL AGCY		190079
2/15/2019	OFFICETEAM	\$ 297.00	PERSONNEL,TEMP EMPL AGCY		190079
2/8/2019	SCHNEIBLE, CINDY	\$ 250.00	TACDC ASSOCIATE MEMBERSHIP		F37808
2/8/2019	JONES, LINDA	\$ 141.69	JAN 2019 MILEAGE REIMBURSEMENT		F37822
2/8/2019	NOVATECH INC	\$ 213.50	RENTAL/LEASE COPIER		190676
2/8/2019	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$ 365,396.13	MCDC TXBLE REV BONDS 2015		F37835
2/8/2019	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$ 200.00	MCDC TXBLE REV BONDS 2015		F37835
2/8/2019	HERITAGE GUILD OF COLLIN COUNTY	\$ 5,795.00	GRANT REIMBURSEMENT CHESTNUT SQUARE	4B1810	F37851
2/1/2019	LAKE FOREST MCKINNEY INVESTORS LTD	\$ 3,189.37	FEB RENT		190474
2/1/2019	LAKE FOREST MCKINNEY INVESTORS LTD	\$ 219.87	FEB ELECTRICITY		190474
2/1/2019	SMILES CHARITY	\$ 2,500.00	SPONSORSHIP - SMILES CHARITY CONCERT		F37773
2/1/2019	STANDARD COFFEE SERVICE CO	\$ 33.87	FOODS: STAPLE GROCERY		190177
2/1/2019	MCKINNEY CHAMBER OF COMMERCE	\$ 250.00	QTRLY MEETING-KUEHN, CLARKE, MCGILL, JONES, SCHNEIBLE		F37792
		\$ 388,217.83			



19-0262

**TITLE:** Board and Liaison Updates

Board Chair

City of McKinney

McKinney Convention and Visitors Bureau

McKinney Economic Development Corporation

McKinney Main Street/MPAC

McKinney Parks and Recreation

**SUPPORTING MATERIALS:**

[MCVB Report](#)

[MEDC Report](#)



## MCVB February 2019 Update

### I. MCVB Room Nights Generated: TTL Room Nights: 51; TTL Revenue: \$ 4,947

**WEDDINGS COMPLETED- February 2019 - TTL Room Nights 0; TTL Rev: \$0**

**\*NO PICK UP FOR FEBRUARY 2019**

**ASSOCIATION/CORPORATE/SMERF COMPLETED in February 2019: TTL Room nights: 51; TTL Revenue: \$4,947**

**Associaton: TTL Rooms: 0 ; TTL Rev: \$ 0**

**Corporate: TTL Rooms: 51; TTL Revenue: \$4,947**

- Torchmark-AIL 101-Sheraton:TTL room nights;; TTYL Rev. \$ Cancelled
- Torchmark-AIL 301-Sheraton: TTL room nights: 51; TTYL Rev. \$ 4,947
- Torchmark-FHL 101-Sheraton:TTL room nights;; TTYL Rev. \$ Cancelled

**SMERF: TTL Room nights: 0 TTL rev: \$ 0**

**Sports: TTL Rooms: 0 ; TTL Rev: \$ 0**

### II. Visitors: FYTD Total (Oct.'18– Sept. '19): 2,053

**Total:** (includes all individuals that have come through the visitor's center)

- Out of State: 15
- Out of Country: 3
- Texas Residents: 7
- McKinney Residents: 12
- Register Total: 37
- Ticker Counter: 307

### III. RFP's: 16 (2-Association, 0 -Corporate, 10 -Weddings, 3-Social: -Religious, 1-Sports, 0-Day Trips)

#### **Association:**

- Tim Crowley-Southwest College Football Officials (SWCFO), August 1-3, 2019. 65 room nights; 250 attendees.
- Library Automation Conference; September 9-12, 2019. 75 room nights; 250 attendees.

#### **Corporate:**

- N/A

#### **SMERF: 13 (10-Weddings, 2-Social, 1-Sport, 0-Religious)**

- Keil/Macready Wedding, June 2019, The Springs
- Erin Fanatico Wedding, December 2019
- Paige Koester Wedding, June 2019, The Springs
- Vonderschmidt Wedding, November 2019, Undecided
- Bysani/Swift Wedding, June 2019 (MPAC lead)
- Jo Slowinski (MOG), May 2019, Grand Ivory
- Kerarra Comer, December 2019, The Springs
- Parker Juarez, August 2019, Rosemary Barn
- Charla Thomas (MOB) August 2019, The Gather
- Gloria Martinez, November 2019, The Springs
- Ovation Academy, Angi Burns. Ovation Intensive Weekend, April 26-28, 2019 The Grand: 5 Hotel Rooms Blocked
- Applique Getaway 2019 - June 21-23, 2019. Anticipated total event attendance: 400-600. Anticipated total room nights: 300-325

- Big Z Classic – Contact: Kelly Hoeffler. Golf Tournament, blocked rooms at Hampton, Holiday Inn, & Towne Place Suites (30 total) May 3, 2019
- Sean & Kerrie Howe-3e United-Union Event September 19-21, 2019 at MPAC.

#### **IV. Site Visits: 3**

- Megan – Grand Hotel- Library Automation Conference; September 9-12, 2019.
- Tim Crowley-Southwest College Football Officials (SWCFO), August 1-3, 2019. 65 room nights; 250 attendees.
- DCI (Drum Core International) -Dinner & Site Visit –MISD Stadium & Harvest Downtown. June 2020

#### **V. Advertising: Ads/materials created and submitted:** Created/submitted materials (photos and text)

##### **Blogs: 157**

Film Friendly City – 33

Valentine's Day ideas - 60

Toll Tag blog – 54

Breakfast McKinney Style – 5

Pokémon - 5

#### **VI. Visits on Homepage News Flash buttons & landing pages:**

Weekend Update page - 63

Event-Planning Pages/Meeting Planners Guide – 179

Plan Your Visit – 36

Visitors Guide – 132

MPAC Upcoming Events – 37

Tours in McKinney – 41

TAAF State Gymnastics Meet – 18

Big Z Golf Tourney – 18

KPIs – 11

Tourism Grants – 18

#### **VII. Photos, Text Written, Marketing Materials, and Ads Submitted**

Photos at ribbon cutting/opening of Chestnut Commons garage

Submitted ad to **Texas Town & City** (*TML Magazine*)

Submitted materials for **Texas Meetings + Events**

Submitted ad to **Houston House & Home**

Submitted April newsletter materials to **TourTexas.com**

Submitted summer events to **Texas Events Calendar/Texas Highways**

Created landing pages for:

- Big Z Classic Golf Tourney
- TAAF Gymnastics Qualifier

#### **VIII. Advertising- Website & Publication ROI Tracking:**

Stonebridge Ranch HOA - 1

Austin Monthly - 1

Sports Destination Marketers –0

Texas Meetings & Events – 2

Oxford American – 1

Talk Business 360 (American Airlines) – 2

MHS Lions – 2

Cowboys Fans – 2

Boyd Broncos – 2

Fort Hood Sentinel – 2

Convention South Readers – 6

**SOCIAL MEDIA TRACKING**

FACEBOOK - 2018-19					
FY 18-19	New Likes	TTL Likes	Engaged Users	Total Reach	Impressions
Oct. 18	97	7491	92,814	378,097	2,678,708
Nov. 18	65	7556	88,311	449,685	2,860,148
Dec. 18	63	7619	159,866	1,042,216	4,343,739
Jan.19	76	7695	135,200	1,022,782	4,626,660
Feb. 19	146	7845	129,516	831,301	4,108,790
<b>TOTALS</b>	<b>447</b>	<b>N/A</b>	<b>605,707</b>	<b>3,724,081</b>	<b>18,618,045</b>

Type	Number
<b>TWITTER</b>	
Followers	5007
Tweets	6623
Tweet Impressions	13,200
Profile Visits	123
Mentions by other users	18

INSTAGRAM	New Followers
Historical	761
Oct. 2018	126
Nov. 2018	164
Dec. 2018	94
Jan. 2019	56
Feb. 2019	59
<b>TOTAL</b>	<b>1260</b>

<b>YOUTUBE</b>	Views	Subscribers
Historical numbers	6699	30
Oct. 2018	217	0
Nov. 2018	222	4
Dec. 2018	232	3
Jan. 2019	124	1
Feb. 2019	155	1
<b>TOTAL</b>	<b>7649</b>	<b>39</b>

<b>Google Business Pg.</b>	Page Views	Website visits
Oct. 2018	1960	27
Nov. 2018	1970	30
Dec. 2018	1195	40
Jan. 2019	1850	34
Feb. 2019	1970	29
<b>TOTAL</b>	<b>8945</b>	<b>160</b>



## Web Analytics – FEBRUARY 2019

Mobile Traffic	Users
Mobile	936
Desktop	1086
Tablet	178

Month	Sessions	Pageviews	Users
Oct. 18	3,061	7,459	2,496
Nov. 2018	3,565	7,585	3,140
Dec. 2018	3,043	6,689	2,640
Jan. 2019	2,880	7,381	2,383
Feb. 2019	2,632	6,433	2,200
<b>FY 18-19</b>	<b>15,181</b>	<b>35,547</b>	<b>12,859</b>

## FEBRUARY 2019 TOP WEB PAGES

Page	Pageviews	Unique Page Views	Avg. Time on Page	Entrances	Bounce Rt.	Exit %
Home	1,194	926	0:01:12	866	24.34%	41.37%
Calendar	439	338	0:01:22	238	47.48%	39.18%
Shopping Centers	152	132	0:02:37	122	82.79%	78.95%
Visitors Guide	132	108	0:01:25	16	43.75%	34.85%
Explore	130	90	0:00:40	14	42.86%	20.77%
Events	125	110	0:00:15	25	4.00%	12.80%
Dining	117	74	0:01:17	20	10.00%	23.93%
Event Planning	76	60	0:00:38	15	73.33%	22.37%
Mo. / Ann. Events	72	70	0:01:46	39	87.18%	70.83%
Weddings	70	53	0:01:14	30	30.00%	30.00%
About McKinney	64	57	0:02:00	16	81.25%	43.75%
Tours	63	49	0:01:54	21	57.14%	47.62%
Weekend Update	63	60	0:00:48	10	80.00%	47.62%
Accommodations	59	51	0:00:33	22	40.91%	16.95%

Shopping Centers	58	54	0:02:21	36	55.56%	46.55%
Calendar	57	47	0:02:33	42	54.76%	52.63%
NTTA Blog	54	48	0:01:12	48	87.50%	88.89%
Staff Directory	54	43	0:02:08	15	66.67%	33.33%
Val. Day Blog	52	50	0:01:38	14	92.86%	63.46%
Meeting Planners Guide	51	32	0:00:22	7	28.57%	11.76%
Calendar	49	23	0:01:12	7	0.00%	22.45%
Dining & Nightlife	46	42	0:01:01	26	73.08%	71.74%
Unique Venues	46	40	0:02:57	7	28.57%	32.61%
History of McKinney	45	38	0:02:22	22	8.70%	53.33%

#### Top Countries

Country Breakdown	New		Bounce			
	Users	Users	Sessions	Rate	Pgs./Sess.	Avg. Sess.
United States	2,044	1,914	2,469	51.24%	2.51	0:02:03
Canada	52	52	52	53.85%	1.12	0:00:03
(not set)	17	17	17	5.88%	2.41	0:00:17
South Korea	13	13	13	84.62%	2.85	0:01:02
India	11	11	11	63.64%	1.09	0:00:04
France	10	10	10	60.00%	1	<00:00:01
China	7	7	7	100.00%	1	0:00:00
Germany	7	7	7	85.71%	1.14	0:00:02
Philippines	5	4	6	66.67%	1.83	0:00:24
United Kingdom	4	4	4	50.00%	1.5	0:00:06

## Top States

State	Users	New Users	Sessions	Bounce Rate	Pgs./Sess.
Texas	1,517	1,396	1,881	51.09%	2.55
Virginia	77	77	77	87.01%	1.14
California	58	55	60	36.67%	2.37
Illinois	32	31	36	44.44%	2.36
New York	32	32	34	55.88%	2.24
Florida	31	31	33	39.39%	3.67
Oklahoma	28	28	33	48.48%	2.33
Tennessee	19	18	25	28.00%	3.6
Georgia	18	17	19	63.16%	1.95
(not set)	15	15	19	63.16%	0.95

## Top Cities

City Breakdown			Pgs.			Avg. Visit Duration
	Users	New Users	Sessions	Bounce Rate	/Sess.	
McKinney	493	422	674	49.70%	2.86	0:02:52
Dallas	374	343	431	58.47%	1.98	0:01:06
Plano	76	72	90	50.00%	2.36	0:02:19
Allen	53	45	58	51.72%	2.26	0:01:26
Frisco	50	45	57	61.40%	2	0:02:29
Houston	38	37	46	45.65%	2.33	0:02:03
Irving	21	21	30	53.33%	2.3	0:01:27
Prosper	21	20	23	47.83%	2.3	0:02:16
Garland	19	17	26	42.31%	2.65	0:02:39
Richardson	19	18	20	70.00%	1.7	0:00:20

VISIT WIDGET - FEBRUARY 2019				
	Users	Sessions	Page Views	New Downloads
Widget Total	36	38	225	
Desktop	24	25	169	
Mobile	12	13	56	
iOS	50	43	211	9
Android	5	6	25	2
<b>TOTAL</b>	<b>91</b>	<b>87</b>	<b>461</b>	11

#### IX. Free Publicity:

Publicity: *Does not include \$30,000 for Grants*

FY 18-19	Budgeted Amount
Adv. & Promo TTL	\$ 141,470

FEBRUARY 2019- MCVB Publicity/Free Media Coverage					
Publication	Article/Topic/Writer	Print Value	Web Value	PR Value	Impressions /Reach
BubbleLife	Shared Blog/web updates	\$0	\$6,000	\$18,000	520,000
Born2Invest (U.K.)	Business/leisure in Texas	\$0	\$7,000	\$21,000	310,000
Courier-Gazette	Film Friendly City	\$900	\$800	\$5,760	100,000
Community Impact	Film Friendly City	\$0	\$2,500	\$7,500	220,000
NBC-KXAS 5	Film Friendly City	\$0	\$8,000	\$24,000	410,000
<b>TOTALS</b>		\$900	\$24,300	\$76,260	1,560,000
<b>FY 18-19 Totals</b>		\$15,354	\$ 62,915	\$ 267,388	6,271,000

## **X. Lost Business- 2**

1. JLM Creative Events – Contact: Jon Salcido. Applique Getaway Show. June 21-23, 2019. Anticipated total event attendance: 400-600. Anticipated total room nights: 300-325. Too big for Sheraton.
2. Children's Health Network – Contact: Michael Herrington. April Training did not come to fruition. (This was for meeting space only).



# McKinney Economic Development Corporation

## March 2019 Organizational Report

Peter Tokar  
MEDC President

MEDC Board of Directors,

First, Welcome Dr. Gere Feltus to the MEDC Board of Directors! Today is her first official meeting and I want to say that we are looking forward to you being a part of this board and we look forward to the expertise you will bring.

-Peter

### President's Report:

#### A. Organizational Updates

- We are happy to announce that we have hired Kristen Ridout for the Social Media & Marketing Manager. She is a native Texan who moved to the Dallas area 4 years ago. We are excited to welcome her to the team.
- We are in the process of interviewing for the SVP position. We had over 100 people apply and the position is now closed. We are moving toward the interview phase of the process.
- 5G continues to move forward. We are in the process of meeting with several providers and a company to develop our 5G Strategy in conjunction with our partnership with the City.
- We will be finalizing our KPI strategy for presentation at the April board meeting for adoption.
- The Marketing Committee will be reviewing the new marketing campaign and website prior to our proposed launch date of May 1.

#### B. New Business Attraction – Projects

- RFPs received: 3
- RFPs responded to: 1
- Project Switzerland – company's first visit to McKinney on February 20 was successful. We have had subsequent meetings with the prospect and are making forward progress towards a development plan.
- American Institute in Taiwan (AIT) – Continue working with AIT staff to plan a July business mission to Taiwan.
- Southgate – We held our monthly check in with KDC and the Southgate team to look at forward progress and potential prospects.
- Project Ice Castle – Planned and hosted Project Ice Castle's first visit to McKinney. McKinney is one of the finalists.
- Worked on an international company site selection proposal and planned the company's first site visit scheduled on March 15.

- Working with a couple of small tech companies looking at Tech Culture and the Cotton Mill.
- Project West Coast- Meeting scheduled for early March.
- Project Arizona - They are weighing some different options. Construction crews are very busy which may delay their start.
- Project Switch – Retention project.
- Project Slide – Expansion project looking for new administrative building.
- Project Tahiti – Closing date for the sale of land has been set.

### **C. Marketing / Communications**

- Attended the 2019 McKinney Community Awards Celebration hosted by the chamber.
- Attended BISNOW-North of Highway 121 event. MEDC was the RAW Space Sponsor. The event saw 335 attendees. It was a positive promotion of McKinney.
- Attended the Dallas Regional Chamber DFW Marketing Team Meeting including staff from the Office of the Governor, Economic Development Department.
- Coordinated and planned the site visit with Project Pine on February 11.
- Attended the Chamber Development Breakfast on February 12.
- Toured Tech Culture McKinney on February 12.
- Assisted in the event coordination and preparation for the McKinney National Business Park Ground Breaking held on March 12.
- Attended Leadership McKinney, Regional Leadership Day on February 21.
- Staff assisted the Airport and Communications and Marketing staff in the compilation of workforce information request for Project Redwood.
- Attended the Collin County Commissioners Court meeting on February 25 as part of Leadership McKinney requirements.
- Attended the Skills Development Fund Grant Meeting held by Collin College and the Texas Workforce Commission.
- Attended the Broker Luncheon at the McKinney Fulfillment Center.
- Had the opportunity to be a volunteer essay reader with the McKinney Education Foundation.

### **D. Business Retention & Expansion**

- BRE Visits January: 4
- Playful Corporation
  - On March 8<sup>th</sup> the MEDC staff held their weekly staff meeting there that included a tour and lite lunch.
  - Formal “Grand Opening/Ribbon Cutting” is now being scheduled as a “summer activity”.
- Attended the IEDC Business Retention & Expansion course in Baltimore, MD February 26 & 27. Will implement some of the take-away ideas in our BRE program.
- Hosted a lunch meeting with Wistron GreenTech’s new General Manager Jerry Wang for business updates and explored future collaboration opportunities.
- Accepted an invitation from President Page for an Emerson tour and Southgate updates.
- Attended StatLab tour and discussed the potential expansion plan.



## **E. Emerging Technology / Tech Ecosystem**

- Tech Culture McKinney
  - The official Ribbon Cutting and Open House was held February 27<sup>th</sup> and was very well attended. Interested prospects continue to tour the facility. Currently at 7 tenants.
  - The WERX Maker Space is now operational. Visit from Collin College went well.
- Emerging Tech Program has 2 new prospects. They are looking at both Tech Culture and the Cotton Mill as potential locations.

## **F. Development Updates**

- Cotton Mill
  - Met Terry Casey at The Mill to see the progress being made on the east end of the building. Staff met with him on March 7<sup>th</sup> to discuss helping finalize a master planning for the site.
- McKinney National Business Park
  - Grading has begun on the 37 acres site (out of 114 acres) for the planned large-scale, phased business park. The first phase will consist of two 75,000 SF industrial buildings.
- Flour Mill
  - A Final Judgement on current litigation is forthcoming on March 22.
  - Flour Mill has been identified as a potential street improvement project following a successful bond election.

## **G. Networking / Business Development**

- Connected with the broker subleasing the third and fourth floors in the Independent Bank building.
- Connected with a Chicago-based developer which has acquired the 24 acre industrial property on the north side of Wilmet, west of Highway 5. They are going through the re-zoning and planning for a business park on the site.
- Staff held a conference call with a New York-based capital firm looking at office development opportunity. They requested that the MEDC provide them with an update on McKinney.
- Participated at the Texas Economic Development Corporation/"Go Big in Texas" Business Mission to the Bay Area/Silicon Valley. MEDC was one of only two DFW cities to participate along with various economic development organizations from San Antonio/Austin, Houston and El Paso.
- Made power point presentation in Uptown Dallas to Davidson Bogel Commercial Real Estate.
- Participated at Medical Device and Manufacturing (MD&M) trade show at the Anaheim Convention Center in cooperation with ONCOR and Team Texas. This is a major advanced manufacturing trade show. Participated at various meetings with companies arranged by Team Texas and at ONCOR booth. Followed up on 22 business leads from ONCOR and made 150 cold-calls on own at the trade show with California exhibitors.
- Met with Australian trade/consular office on own during Bay Area/Silicon Valley Business Mission.

- Met with Bay Area-based nanotechnology company on own during Bay Area/Silicon Valley Business Mission (this is from an earlier MD&M lead).
- Participated at broker's lunch/networking event at the new Dalfen 115,000 SF building to present opportunities to Dallas industrial/tenant brokers.
- Networked at NAIOP (National Association of Industrial and Office Professionals) meeting in Dallas.
- Participated at Association of IT Professionals evening business meeting in Las Colinas. Handed out and presented info on Tech Culture McKinney.
- Made presentation at Site Selectors Group office in Dallas.
- Met with various construction companies to update them on McKinney and ask for business leads.
- Contacted and re-contacted Atlanta and Greenville SC site selectors met during previous MEDC participation with Dallas Regional Chamber Business Mission. Provided them with update on new industrial space in McKinney.
- Prepared for BISNOW McKinney event by sending out 550 invitations to business/broker contacts to encourage them to learn more about McKinney.
- Met with various office and tenant brokers to present opportunities for their clients in McKinney.
- Participated at Real Estate Financial Executives networking meeting in Dallas.

## Upcoming Events:

- **DRC New Executives Weekend**

Peter will be attending the Dallas Regional Chamber's "New Executive Weekend" program next weekend. The program is designed to connect newly relocated executives to the area and make introductions and connections within the region.

- **Collin County Days**

We are a sponsor of Collin County Days coming up March 26-27. Peter will be traveling to Austin with the McKinney Chamber and City of McKinney delegates for the program.



19-0263

**TITLE:** President's Report

**SUPPORTING MATERIALS:**

[Grant Funds Awarded - FY19 3.19.19](#)

[Potential Projects 3.19.19](#)

[Grant Promotions - Cycle II & Cycle I 2019 \(as of Mar 20\)](#)

[2018 Home for the Holidays Final Report](#)

[CCHM Then & Now Final Report](#)

[Tour de Coop and Ice Cream Crank-off Final Report](#)

**McKinney Community Development Corporation  
Grants and Transfers - FY 19**

Category	Grant/Transfer	Amount
<b>Promotional &amp; Community Events</b>	<b>MCDC Discretionary</b>	<b>\$ 150,000.00</b>
	Heritage Guild of Collin County - Farmers Market, Tour de Coop, Ice Cream Crank-off	\$ (7,500.00)
	Collin County History Museum - 2019 <i>McKinney Then and Now</i> exhibit	\$ (11,675.00)
	St. Peter's Episcopal - Empty Bowls event	\$ (7,500.00)
	McKinney Main Street - Historic McKinney Cultural District events	\$ (15,000.00)
	Game Day Foods - 2019 Star-Spangled Salsa Fest	\$ (6,700.00)
	Kiwanis Club of McKinney - 2019 Kiwanis Triathlon	\$ (2,500.00)
	ManeGait Therapeutic Horsemanship - 2019 Country Fair	\$ (8,000.00)
	SBG Hospitality - 2019 McKinney St. Patrick's Day Festival and 5K	\$ (15,000.00)
	<b>Balance</b>	<b>\$ 76,125.00</b>
<b>Community Projects</b>	<b>MCDC Discretionary</b>	<b>\$ 1,364,926.00</b>
	#19-01 - Habitat for Humanity of Collin County - Critical home repair for low income families	\$ (80,000.00)
	#19-02 - City of McKinney Apex Centre - Analysis and development of a plan for the future expansion of Apex	\$ (150,000.00)
	#19-03 - McKinney Parks Foundation - Purchase and installation of picnic tables and benches along Nature Trail at Community Center	\$ (2,000.00)
	#19-04 - Collin County Historical Society and Museum - Purchase and installation of photo boards	\$ (40,007.00)
	#19-05 - Heard Craig - Upgrades to Carriage House	\$ (12,790.00)
	<b>Balance</b>	<b>\$ 1,080,129.00</b>
<b>Retail Development Infrastructure</b>	<b>MCDC Discretionary</b>	<b>\$ 100,000.00</b>
	<b>Balance</b>	<b>\$ 100,000.00</b>
<b>Projects - Parks &amp; Recreation</b>	<b>Project #18-08</b>	<b>\$ 5,500,000.00</b>
	Cottonwood Park Redevelopment	\$ (2,150,000.00)
	Old Settlers Renovation*	\$ (2,800,000.00)
	Parks Umbrella Fund	\$ (225,000.00)
	Oak Hollow Upgrades	\$ (150,000.00)
	Juanita Maxfield Aquatic Center Improvements	\$ (175,000.00)
	<b>Balance</b>	<b>\$ -</b>
<b>City of McKinney Administrative Fee</b>		<b>\$ 170,000.00</b>
		\$ (170,000.00)
	<b>Balance</b>	<b>\$ -</b>
<b>MPAC Operations</b>		<b>\$ 375,000.00</b>
		\$ (375,000.00)
	<b>Balance</b>	<b>\$ -</b>
<b>MAFC Operations</b>		<b>\$ 775,270.00</b>
	<b>Balance</b>	<b>\$ 775,270.00</b>
<b>Community/Partnership Projects</b>	<b>Fund Balance</b>	<b>\$ 20,914,580.00</b>
	<b>Balance</b>	<b>\$ 20,914,580.00</b>

\*With reallocation of funds from projects 16-08; 17-05 and 18-08 - total allocated to Old Settlers renovation is \$4.1 million

### Potential Projects for MCDC Funding

Prospective Project	Description	Request	Timeframe
Aimbridge Hospitality	Craig Ranch Resort Hotel & Conf Center	\$8,000,000	Q4 2018
City of McKinney	Signage	?	?
City of McKinney Parks & Rec	Bike Share Program	\$75,000	Q2 2019
City of McKinney Parks & Rec	Signage Project - Digital, Park, Building	?	?
Southgate	Quality of Life Site Amenities	\$1,500,000	?
Local Yocal Farm to Market	Infrastructure Expenses	\$8,000	Q1 2019
Salvation Army	Replacement of Gym Floor	\$34,000	Q2 2019
Alliance of Elite Youth Leadership	?	?	?

Grant Promotions by MCDC and City of McKinney

Promotional and Community Event Grants - Cycle I 2019

Board Approved: 1/24/2019  
Requirements/Resources Sent: 1/29/2019

 Social Media    Print Advertising    Outdoor Advertising    City Building Monitors    Board/Staff Attendance

Organization	Event	Event Date	Agreement Executed	Final Report Received	MCDC Facebook Promotion	MCDC Twitter Promotion	City Facebook/Instagram Promotion	City Twitter Promotion	City Advertising Promotion	City Billboard Promotion	City Ch/PSA Streaming	City Apex Streaming	Board/Staff Attendance
Heritage Guild	Farmers Market	March-August	2/25/2019		1/2, 2/8, 2/11, 2/15, 2/27, 3/15, 3/16	1/2, 1/25, 2/8, 2/11, 2/15, 2/27	2/22, 3/2	2/27, 3/2					L.Jones
	Tour de Coop	4/27/2019	2/25/2019		1/25					Apr. 1-13	April	Apr 11-26	
	Ice Cream Crank-off	?	2/25/2019								May		
Collin County History Museum	2019 Then & Now	Feb-Dec 2019	2/19/2019		2/27	2/27				Mar 18-30	March		C. Schneible L.Jones R.Glew K.McGill J.Brewer D.Clarke
St. Peter's Episcopal	Empty Bowls	16-May-19	2/7/2019		1/28, 3/14, 3/19	1/28			Cl - May	Apr 29 - May 11	May	Apr 27 - May 5	
McKinney Main Street	Black History Month	2/1/2019	3/1/2019		2/11	2/11							
	Krewe of Barkus	3/1/2019	3/1/2019		3/1	3/1	1/28, 2/24	1/28, 2/20, 2/22, 2/28, 3/1					

Organization	Event	Event Date	Agreement Executed	Final Report Received	MCDC Facebook Promotion	MCDC Twitter Promotion	City Facebook/ Instagram Promotion	City Twitter Promotion	City Advertising Promotion	City Billboard Promotion	City Ch/PSA Streaming	City Apex Streaming	Board/Staff Attendance
	Union the Musical		3/1/2019										
	Goitsche		3/1/2019										
	Janoska		3/1/2019		3/19								
	Unique by Nature Juried Art Competition	4/1/2019	3/1/2019										
	Arts in Bloom	4/1/2019	3/1/2019										
	Cinco de Mayo	5/1/2019	3/1/2019										
	Historical District	ongoing	3/1/2019		2/5	2/1, 2/5, 3/5, 3/7, 3/14, 3/15							
Game Day Foods	Salsa Fest	7/4/2019	2/4/2019		3/5	3/5			HOA - June	June 11-29	June		
Kiwanis Club of McKinney	McKinney Triathlon	9/29/2019	2/16/2019										
ManeGait	Country Fair	4/27/2019	2/4/2019		3/5, 3/9	3/5			CI - March HOA - April	Apr 15-27		Apr 11-26	
SGB Hospitality	St. Patrick's Day Festival and Run	3/16/2019	2/4/2019		2/8, 2/18, 2/20, 2/27, 3/11, 3/14, 3/15, 3/16	2/8, 2/20, 2/27, 3/14, 3/15, 3/16	3/13		CI - March	Mar 4-16			

Promotional and Community Event Grants - Cycle II 2018

Board Approved: 7/26/2018  
Requirements/Resources Sent: 8/9/2018

Organization	Event	Event Date	Agreement Executed	Final Report Received	MCDC Facebook Promotion	MCDC Twitter Promotion	City Facebook/ Instagram Promotion	City Twitter Promotion	City Advertising Promotion	City Billboard Promotion	City Ch/PSA Streaming	City Apex Streaming	Board/Staff Attendance
--------------	-------	------------	--------------------	-----------------------	-------------------------	------------------------	------------------------------------	------------------------	----------------------------	--------------------------	-----------------------	---------------------	------------------------

Organization	Event	Event Date	Agreement Executed	Final Report Received	MCDC Facebook Promotion	MCDC Twitter Promotion	City Facebook/Instagram Promotion	City Twitter Promotion	City Advertising Promotion	City Billboard Promotion	City Ch/PSA Streaming	City Apex Streaming	Board/Staff Attendance
Collin County Master Gardeners	2019 Garden Show	March 16-17, 2019	8/26/2018		2/26, 3/11, 3/14, 3/15, 3/16, 3/17	2/26, 3/14, 3/16, 3/17			HOA - Feb CI - March				C.Schneible L.Jones





February 28, 2019

McKinney Community Development Corporation  
c/o: Cindy Schneible  
5900 S. Lake Forest Dr., Ste 110  
McKinney, TX 75070

Dear Cindy,

On behalf of McKinney Main Street, I would like to take this opportunity to thank you and the McKinney Community Development Board of Directors for granting our request of \$15,000 for advertising support of Home for the Holidays...A McKinney Christmas 2018.

The purpose of this document is to submit Home for the Holidays 2018 advertising and promotional invoices to MCDC. Home for the Holidays 2018 was a tremendous success. We had the highest social media responses for an event to date. The event was well attended, and response from merchants documented increased traffic and sales over the weekend – especially for Small Business Saturday.

Thank you and your board of directors for your continued support with McKinney Main Street. This generous investment is greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Amy Rosenthal".

Amy Rosenthal  
Director, MPAC & McKinney Main Street  
arosenthal@mckinneytexas.org  
972-547-2652



111 N. Tennessee St.  
McKinney, TX 75069 US  
972-547-2661  
arosenthal@mckinneytexas.org  
www.downtownmckinney.com

**BILL TO**

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

646

DATE 11/28/2018

DUE DATE 12/28/2018

**ACTIVITY**

**AMOUNT**

2018 Home for the Holidays Sponsorship

15,000.00

TOTAL DUE

**\$15,000.00**

# HOME FOR THE Holidays



## 2018 – Downtown Merchant Survey

### Merchant Results:

- 75% said Home for the Holidays provided an increase in foot traffic as compared to a regular November weekend.
- 100% said Home for the Holidays provided an increase in total sales as compared to a regular November weekend.



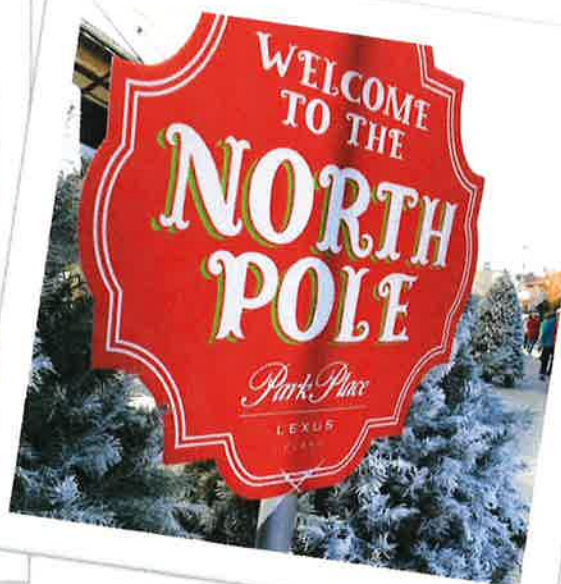
### Merchant Comments:

- We had 2 record breaking sale days! Even though traffic was slower on Saturday we had the best sales we have ever done!!!
- My home for the holiday event sales were not in line with my 2018 overall sales trends (were below) but all in all a win every year with regard to downtown appeal and reputation!! Thanks to all that worked so hard in providing this opportunity for our community, metroplex, merchants and neighbors!





# HOME FOR THE Holidays



HOME FOR THE  
*Holidays*



## Home for the Holidays 2018 – RECAP

- 3 days of live entertainment with our biggest headliner to date: Asleep at the Wheel
- Packed out Tree Lighting Ceremony
- We brought the ice rink back!
- Record food sales for our vendors!
- Partnered with Sheraton McKinney to sale alcohol during the festival.
- HUGE Small Business Saturday for Downtown Merchants

## Gate Banner

**WE THANK OUR 2018 HOME FOR THE HOLIDAYS SPONSORS**

						
<b>TMOBILE • TEXAS ONCOLOGY • IKEA FRISCO • STARCENTER-MCKINNEY • ELEVATE ENTERTAINMENT</b>						
<b>MCKINNEYCHRISTMAS.COM • #MCKINNEYCHRISTMAS</b>						



# HOME FOR THE Holidays



Dallas Morning News Ad

Movie Theater Advertisement

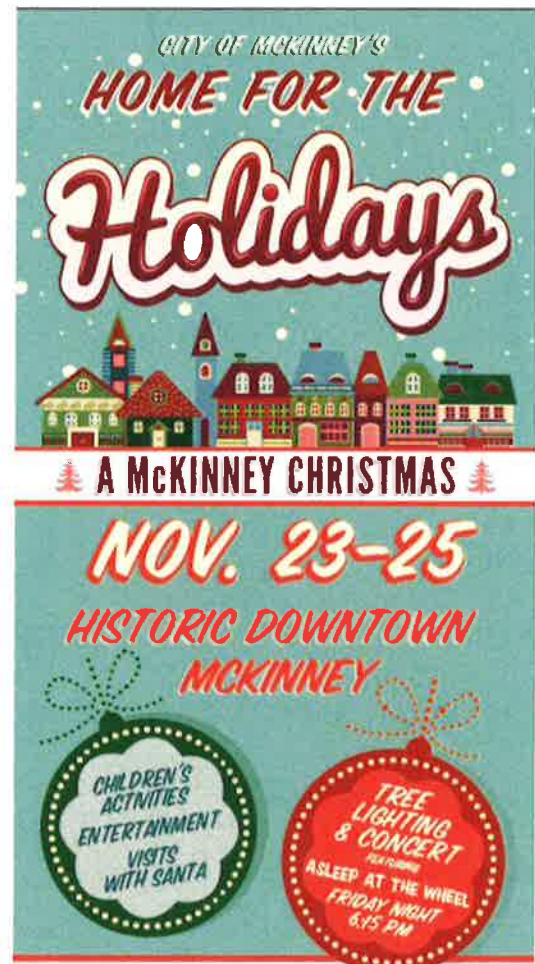


★ SMALL BUSINESS SATURDAY® ★

NOV 24

## HISTORIC DOWNTOWN MCKINNEY

SHOP SMALL WITH US AT  
111 N. TENNESSEE ST.



T-Mobile • Texas Oncology • Ikea Frisco • StarCenter • McKinney • Elevate Entertainment

McKinneyChristmas.com • #McKinneyChristmas





### **Social Media Ads:**

- Total Facebook Followers – 25,828
- New Facebook Followers – 861
- Facebook Event – 23,356 Clicked Interested in Attending (Most Ever)
- Page Impressions - 3.4 Million
- Link Clicks – 66,352

### **Fan Demographics**

- 18% Male
- 82% Female
- Women 35-44 (26% of total responses)

### **Instagram H4H Campaign:**

- Total Followers – 8,576 (Up 5.8%)
- Engagement – 2,310 (up 42.9%)



## **MCDC Promotional Grant**

### **2018 Home for the Holidays...A McKinney Christmas**

<b>Movie Theater</b>	<b>3,651.43</b>
<b>DMN &amp; Community Impact</b>	<b>4,413.50</b>
<b>Pandora</b>	<b>4,468.33</b>
<b>Facebook</b>	<b>4,692.85</b>
<b>TOTAL</b>	<b>\$17,226.11</b>





## NATIONAL CINEMEDIA

National CineMedia, LLC

6300 S. Syracuse Way

Suite #300

Centennial, CO 80111

Telephone (303) 792-4970

Fax (303) 792-8202

Tax ID 20-2632505

City of McKinney

Attn: Michelle Feldker

221 N. Tennessee St

Mc Kinney, TX 75069

CKH 6/50

H4H

## Invoice

Page 1 of 1  
Invoice number INV-164433  
Invoice date 11/15/2018

Project contract 1804-02098  
Customer account C-00014210

Payment terms Net 30

Billing period start	Billing period end	Category	Contract term / Description	Amount
11/2/2018	11/23/2018 ✓	Regional Interactive Network	11/2/2018-11/23/2018: Cross Platform Banners Cinema Accelerator 121,868 Projected Impressions	1,000.00
11/2/2018	11/23/2018	Onscreen Regional Segment 2	11/2/2018-11/23/2018: Cinema Campaign - Cinemark Allen 16 and XD and Moviehouse & Eatry McKinney	2,451.43
Total				3,451.43

Billing Questions:

Voice: 303-792-4970

Email: arquestions@ncm.com



P.O. Box 660040, Dallas, TX 75266-0040

Address Service Requested

FED ID # 26-0358790

REFERENCE NUMBER

0000601263

PAGE #

Page 1 of 2



1863000111 PRESORT PBPS001 <B>



CITY OF MCKINNEY PERF ARTS C  
AMY ROSENTHAL  
111 N TENNESSEE ST  
MCKINNEY TX 75069-4319

AR  
HYH Marketing /  
ADV  
CL #6123

DATE	TRANSACTION NUMBER	DESCRIPTION - OTHER COMMENTS / CHARGES	PRODUCT / PLACEMENT	SIZE	BILLED UNITS	TIMES RUN RATE	NET AMOUNT
		Balance Forward					\$0.00
11/16/18	I01701607-11162018	CITY OF MCKINNEY HOLIDAY EVENTS PO# Michelle Feldker	Dallas Morning News T_FriGuide	1/2V	1	1	\$1,518.75
11/23/18	I01701607-11232018	CITY OF MCKINNEY HOLIDAY EVENTS PO# Michelle Feldker	Dallas Morning News T_FriGuide	1/2V	1	1	\$1,518.75
We Appreciate your business.							

Invoice and Statement of Account

AGING OF PAST DUE AMOUNTS

\*APPLIED AMOUNT ARE INCLUDED IN TOTAL AMOUNT DUE

CURRENT NET AMOUNT	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
\$3,037.50	\$0.00	\$0.00	\$0.00	\$0.00	\$3,037.50
FOR CUSTOMER SERVICE PLEASE CALL		ADVERTISER INFORMATION			
Demetra Stanford 214-977-7377 demetra.stanford@belomediagroup.com		BILLING PERIOD	BILLED ACCOUNT #	ADVERTISER CLIENT #	ADVERTISER / CLIENT NAME
		11/01/18-11/30/18	100014625	100014625	CITY OF MCKINNEY PERF

**JG Media / Community Impact Newspaper**

3600 E. Palm Valley Blvd. Box #3  
 Round Rock, TX 78665  
 communityimpact.com



Sales representative:

Barbara Delk  
 General Manager  
 bdelk@communityimpact.com  
 (214) 618-9001

**Invoice #107635**

Bill to:

City of McKinney  
 Michelle Feldker  
 222 N. Tennessee Street  
 McKinney, TX 75070

PO # 190599

*General Marketing*  
*1/4 OCT. 1/4 HTH*  
*1/4 ATB, 1/4 OCT.*

*Chk # 6124*

Payment due date: **11/2/2018**  
 Please include the invoice number on your check

Date	Invoice #	Customer #	Sales Rep	
9/10/2018	107635	16381	Barbara Delk	
Pub.	Issue	Year	Ad Size	Amount
MCK - Paper	Oct	2018	Double truck	\$5,504.00

**Thank you for your business.**

**For billing questions or if you would like to go paperless and only receive invoices via email, please contact your sales representative.**

Outstanding Invoices

1-30 days	31-60 days	61-90 days	91-120 days
\$0.00	\$0.00	\$0.00	\$0.00

pandora®

6107

AR H4H mltg

Invoice #	11420384
Invoice Date	11/26/18
Payment Terms	Net 30
Due Date	12/26/18
Month of Service	November 2018

**Billing Information**

City of McKinney  
Michelle Feldker  
222 N Tennessee St  
MCKINNEY, TX 75069  
United States

**Advertiser Information**

City of McKinney  
222 N Tennessee St  
MCKINNEY, TX 75069  
United States

**Campaign Name**

City of McKinney November 2018

Contract Dates	Insertion Order	Buyer	Sales Rep
2018/11/12 to 2018/11/24	P1264903	Michelle Feldker	Gina Giacalone

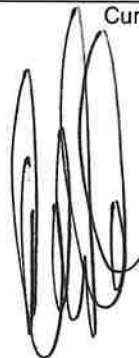
Product Name	Amount
Audio Everywhere :30 11/12/2018-11/24/2018, 25-64, Female, DENTON, TX COUNTY, COLLIN, TX COUNTY - Audio	\$1,814.36
Display Everywhere 11/12/2018-11/24/2018, 25-64, Female, DENTON, TX COUNTY, COLLIN, TX COUNTY - Banner	\$2,653.97

**Total** \$4,468.33

**Net Total**

**\$4,468.33**

Currency USD





Facebook, Inc.  
1601 Willow Road  
Menlo Park, CA 94025-1452  
United States

Account: 835943896565441  
Business: McKinney Main Street  
111 N. Tennessee St.  
McKinney, Texas 75069  
United States

## Billing Report: 11/01/2018 - 11/30/2018

Facebook Ads Payment

Payment Method: Visa\*0838

Date Billed	Transaction ID	Amount Billed
11/30/2018	1899751936807872-3960650	\$197.52 USD
11/23/2018	1955653431217725-3940730	\$750.00 USD
11/19/2018	1918572748259119-3932065	\$745.33 USD
11/16/2018	1946542952128764-3925031	\$750.00 USD
11/15/2018	1864776730305395-3920652	\$750.00 USD
11/13/2018	1829716927144703-3916102	\$750.00 USD
11/09/2018	1871881839594882-3906697	\$750.00 USD
TOTAL		\$4,692.85 USD

Facebook Ads Payment

Payment Method: Facebook Coupon

Date Billed	Transaction ID	Amount Billed
11/19/2018	1918572734925787-3932064	\$4.67 USD
TOTAL		\$4.67 USD

**McKinney Main Street**  
**Profit and Loss**  
October 2018 - February 2019

	Home for the Holidays	McKinney Christmas Tree
<b>Income</b>		
Administrative Income		
Downtown Membership Income		
Events Income		
Activities Income	1,205.00	
Downtown Christmas Tree Fund		2,892.66
Entertainer Grant	4,950.00	
Ticket Sales	268,112.66	
Total Events Income	\$ 274,267.66	\$ 2,892.66
Miscellaneous Income		
National Trust Grant		
Sponsorship Income	39,000.00	
Vendor Income	19,215.00	
Vendor Application Fee		
Total Vendor Income	\$ 19,215.00	\$ 0.00
Total Income	\$ 332,482.66	\$ 2,892.66
Gross Profit	\$ 332,482.66	\$ 2,892.66
<b>Expenses</b>		
Administrative Expenses		
Associations/Dues/Subscriptions		
Board Expense		
Bookkeeping/Audit		
Communications		
Contract Labor		
Office Expenses		
Other Fees		
Bank Service Charges	25.00	
Credit Card Fees	3,415.75	
QuickBooks Payments Fees		
Total Other Fees	\$ 3,440.75	\$ 0.00
Postage		296.35
Storage Unit	20.00	
Supplies	66.12	
Travel/Training		
Food		
Total Travel/Training	\$ 0.00	\$ 0.00
Total Administrative Expenses	\$ 3,526.87	\$ 296.35
Event Expenses		
Activities Expense	52,850.00	
Decorations Expense	4,018.20	80.52

Downtown Christmas Tree Expense			9,750.00
Entertainer Expense	34,150.00		
Event Staff	4,538.50		
Hospitality	1,309.22		36.04
Infrastructure			
Electricity	21,058.76		
Fencing	2,475.40		
Portables	1,535.00		
Rentals	18,647.30		2,520.72
Total Infrastructure	\$ 43,716.46	\$ 2,520.72	
Marketing Expense			
Event T-Shirts	429.78		301.02
Misc Marketing	3,651.43		
Newspaper	4,413.50		
Radio	4,468.33		
Signage	1,674.43		306.25
Social Media	4,692.85		
Total Marketing Expense	\$ 19,330.32	\$ 607.27	
Office/General Administrative Expenses			
Prize Winnings			
Special Events Expense			
Advertising/Promotional	138.85		
Total Special Events Expense	\$ 138.85	\$ 0.00	
Staffing Expense			
Misc Labor	11,036.25		
Porters/Cleanup	1,381.24		
Total Staffing Expense	\$ 12,417.49	\$ 0.00	
Supplies & Materials	2,434.85		
Ticket Redemption	167,963.57		
Total Event Expenses	\$ 342,867.46	\$ 12,994.55	
Maintenance			
Program Expenses			
Promotional Project Expense			
Board Projects			
Image Campaign			
Marketing Plan/Implementation			
Total Promotional Project Expense	\$ 0.00	\$ 0.00	
Total Program Expenses	\$ 0.00	\$ 0.00	
Repair & Maintenance			
Total Expenses	\$ 346,394.33	\$ 13,290.90	
Net Operating Income	-\$ 13,911.67	-\$ 10,398.24	
Other Income			
Interest Earned			
Total Other Income	\$ 0.00	\$ 0.00	
Other Expenses			
Depreciation Expense			
Total Other Expenses	\$ 0.00	\$ 0.00	

Net Other Income	\$	0.00	\$	0.00
Net Income	-\$	13,911.67	-\$	10,398.24

Thursday, Feb 28, 2019 01:04:21 PM GMT-8 - Accrual Basis



# McKinney Main Street

## TRANSACTION REPORT

October 1, 2018 - February 18, 2019

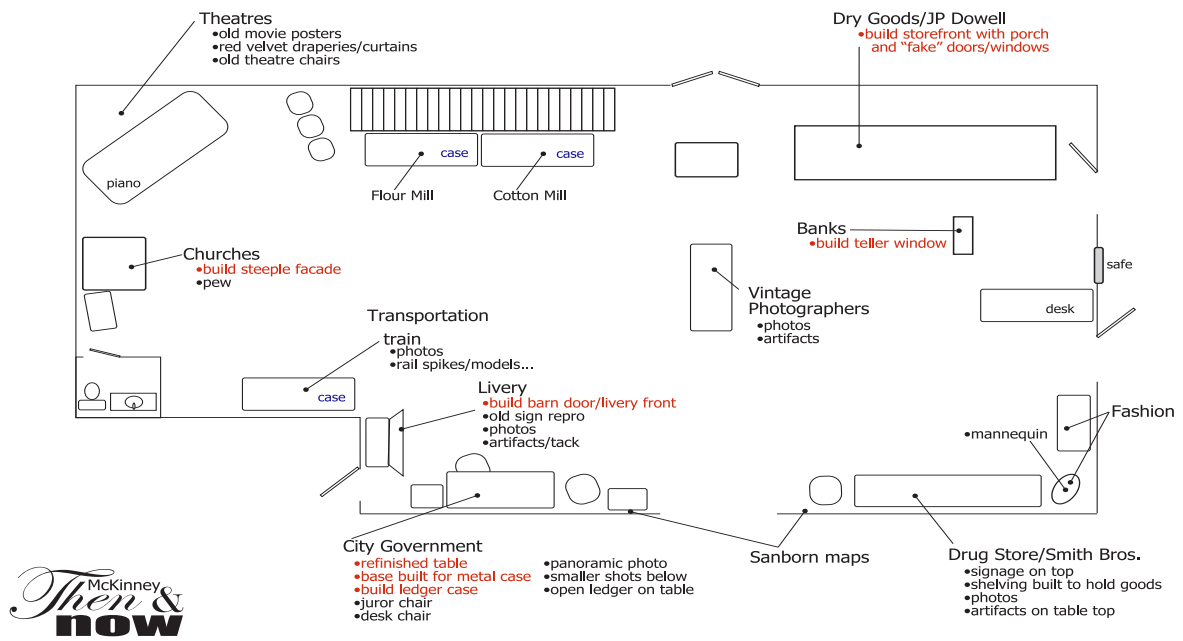
DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
<b>Event Expenses</b>								
Marketing Expense								
Event T-Shirts								
Home for the Holidays								
12/21/2018	Check	6126	Impress Designs	h4h tshirts invoice 182200	Event Expenses:Marketing Expense:Event T-Shirts	Capital One - Checking	429.78	429.78
<b>Total for Home for the Holidays</b>							<b>\$429.78</b>	
<b>Total for Event T-Shirts</b>							<b>\$429.78</b>	
Misc Marketing								
Home for the Holidays								
11/27/2018	Check	6073	National Cinema	h4h 2018 creative service for video ads at cinemas inv 164920	Event Expenses:Marketing Expense:Misc Marketing	Capital One - Checking	200.00	200.00
01/24/2019	Check	6150	National Cinema	movie theater ads inv 164433	Event Expenses:Marketing Expense:Misc Marketing	Capital One - Checking	3,451.43	3,651.43
<b>Total for Home for the Holidays</b>							<b>\$3,651.43</b>	
<b>Total for Misc Marketing</b>							<b>\$3,651.43</b>	
Newspaper								
Home for the Holidays								
12/21/2018	Check	6123	Belo Media Group	h4h ads dmn inv 601263	Event Expenses:Marketing Expense:Newspaper	Capital One - Checking	3,037.50	3,037.50
12/21/2018	Check	6124	Community Impact Newspaper	h4h ads for 2019 inv 107635	Event Expenses:Marketing Expense:Newspaper	Capital One - Checking	1,376.00	4,413.50
<b>Total for Home for the Holidays</b>							<b>\$4,413.50</b>	
<b>Total for Newspaper</b>							<b>\$4,413.50</b>	
Radio								
Home for the Holidays								
12/04/2018	Check	6107	Pandora Media, Inc.	h4h marketing inv 11420384	Event Expenses:Marketing Expense:Radio	Capital One - Checking	4,468.33	4,468.33
<b>Total for Home for the Holidays</b>							<b>\$4,468.33</b>	
<b>Total for Radio</b>							<b>\$4,468.33</b>	
Signage								
Home for the Holidays								
11/27/2018	Check	6074	Speedpro Imaging	h4h signage inv 9591	Event Expenses:Marketing Expense:Signage	Capital One - Checking	98.00	98.00
11/27/2018	Check	6074	Speedpro Imaging	h4h signage invoice 9577	Event Expenses:Marketing Expense:Signage	Capital One - Checking	1,576.43	1,674.43
<b>Total for Home for the Holidays</b>							<b>\$1,674.43</b>	
<b>Total for Signage</b>							<b>\$1,674.43</b>	
Social Media								
Home for the Holidays								
11/09/2018	Expense		FACEBOOK	FACEBK FS6XUH64T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	750.00	750.00
11/13/2018	Expense		FACEBOOK	FACEBK CS5VGHN3T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	750.00	1,500.00
11/15/2018	Expense		FACEBOOK	FACEBK 285WSHE4T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	750.00	2,250.00
11/17/2018	Expense		FACEBOOK	FACEBK F6QAJJE3T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	750.00	3,000.00
11/20/2018	Expense		FACEBOOK	FACEBK RRMAAJJ3T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	745.33	3,745.33
11/23/2018	Expense		FACEBOOK	FACEBK 795WLJJ4T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	750.00	4,495.33
11/30/2018	Expense		FACEBOOK	FACEBK MUBW4J64T2 650- 5434800 CA	Event Expenses:Marketing Expense:Social Media	CitiCard Main Street	197.52	4,692.85
<b>Total for Home for the Holidays</b>							<b>\$4,692.85</b>	
<b>Total for Social Media</b>							<b>\$4,692.85</b>	
<b>Total for Marketing Expense</b>							<b>\$19,330.32</b>	
<b>Total for Event Expenses</b>							<b>\$19,330.32</b>	
<b>TOTAL</b>							<b>\$19,330.32</b>	

\$ 17,226.11

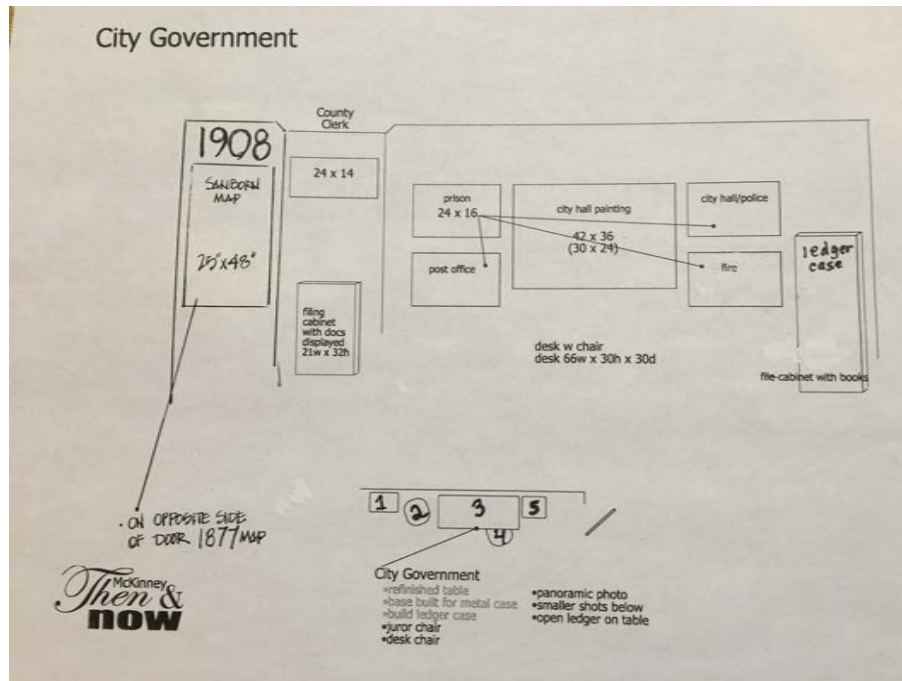
**Collin County History Museum**  
***McKinney Then and Now* Project Grant Final Report**  
**by: Mary Carole Strother, Executive Director**  
**March 4, 2019**

The *McKinney Then and Now* Exhibit at the Collin County History Museum was launched on Thursday, February 28, 2019. I will submit photos of the final exhibit and the samples of the floorplan layout and initial planning designs. The request for the project grant was for \$11,550. We actually spent \$11,982.80 so \$432.80 came out of our museum budget funds. An itemized reimbursement request and receipts were submitted.

1. Exhibit floorplan and McKinney Then and Now Logo design.



2. This is the planning layout for the government scene from the McKinney Then and Now Exhibit floorplan.



3. Pictures of the bank scene in exhibit. The teller window was built by one of our museum volunteers.



4. This is the entertainment section of the exhibit.



5. Pictures of the store scene in exhibit.



6. Pictures of the theatre scene in exhibit. Part of the funding was used for theater signage.





7. Picture of the church scene in exhibit. Each display case has artifact cards that were sized and printed to go in front of the artifacts in the case.



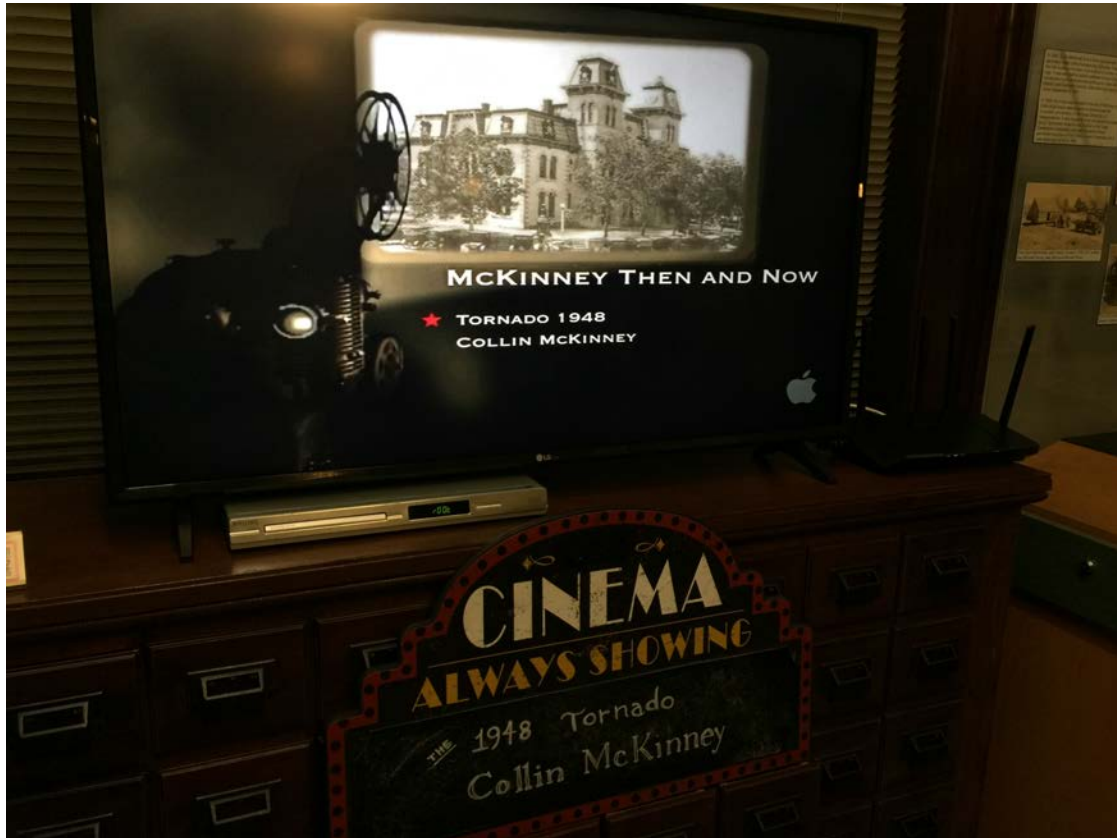
The bell tower for the church was built by our museum volunteer staff as part of our in-kind services. The wood and paint bought with the grant money were used to build the church, livery stable and mercantile store.



8. This is the fashion scene from the exhibit



9. This is the video in the Media Room. It has two videos to choose from: The tornado of 1948 and The Life of Collin McKinney. The MCDC logo is at the end of the Tornado video.





10. This is the Livery Stable set design. The livery stable sign is printed and mounted on foamcore board



11. This is the display case in the Veterans Hall



## 12. Drug Store Scene



## 13. Stereoscope viewer used in the exhibit





14. The Transportation scene featuring the train, trolley and Interurban.



15. This is one of the pictures taken of McKinney today and used in the Augmented Reality component of the exhibit. Each of the pictures in the exhibit had to be edited for best print quality, sized digitally so they would fit in each space and put in final CMYK print format.

There is a description card for each mounted photo.

QR codes are placed in each of scenes for video interaction.



16. These are the MCDC signs at the entryway to the exhibit. On one of the signs there is a QR code that links to a video telling about the Goal of MCDC funding.  
The MCDC logo is also placed on our museum webpage.





**Final Report**  
**2018 Promotional Grant Cycle I**

**Tour de Coop, 23<sup>rd</sup> Annual Ice Cream Crank Off**



## 6<sup>th</sup> Annual McKinney Tour de Coop



The McKinney Tour de Coop has been a program of Chestnut Square since 2016. each year the tour has grown until last year, 2018. Budgeted to gross \$8,000 in ticket revenue, we were short approximately \$4,000. \$3000 in sponsorship revenues was about the same as previous year.

3 things are attributed to this shortfall:

- 1) At the time of the tour on April 28, 2018, the Farmers Market was located on Hunt Street, while the coop activities were still at Chestnut Square.
- 2) New volunteer leadership of the tour caused some turmoil
- 3) Bad weather

Approximately 500 tickets were sold for the 2018 event, only about ½ of the previous year





The 2018 Tour de Coop was advertised in Community Impact (McKinney edition), Stonebridge Ranch News, Edible Dallas, Chet Garner (Day Trippin') E-news, Star Local Media (all Collin County editions), Dallas Morning News digital program, and on the billboard on I-75 just north of Eldorado.



# Advertising Examples

6th Annual  
McKinney Tour de Coop

Tour starts at  
Chestnut  
Square

Saturday,  
April 28th  
9 am - 2 pm

Tickets Available: [mckinneytourdecoop.com](http://mckinneytourdecoop.com)





Every Saturday  
8 am - Noon

from April 21st to  
November 17th

Temporary location  
on Hunt St between  
Kentucky & Tennessee

[www.ChestnutSquare.org](http://www.ChestnutSquare.org)




[www.ChestnutSquare.org](http://www.ChestnutSquare.org)

6th Annual  
McKinney Tour de Coop

Saturday, April 28, 2018  
9 am - 2 pm

Fancy  
Coop Tours,  
Classes,  
and  
Activities




Tour starts at  
315 S. Chestnut Street  
Tickets Available  
[mckinneytourdecoop.com](http://mckinneytourdecoop.com)




EVERY SATURDAY  
8 AM - NOON

HISTORIC MCKINNEY  
FARMERS  
MARKET

Locally grown. Sincerely Delicious!

Hunt Street between  
Kentucky & Tennessee



Every Saturday  
8AM - Noon  
April 7-  
November 17

Located  
on Hunt St.  
between  
Kentucky  
& Tennessee

HISTORIC MCKINNEY  
FARMERS  
MARKET

Spring Farmers Market

[WWW.CHESTNUTSQUARE.ORG](http://WWW.CHESTNUTSQUARE.ORG)





6th Annual  
McKinney Tour de Coop

Saturday, April 28, 2018  
9 am - 2 pm

Fancy  
Coop Tours,  
Classes,  
and  
Activities

Tour starts at  
315 S. Chestnut Street  
Tickets Available  
[mckinneytourdecoop.com](http://mckinneytourdecoop.com)









HISTORIC MCKINNEY  
FARMERS MARKET  
Winter Market  
MARCH 3 & 17  
Every Saturday  
8AM-NOON  
BEGINNING APRIL 7  
On Hunt Street between  
Kentucky & Tennessee

TOUR DE COOP  
McKinney's  
Chicken Coop Tour  
APRIL 28  
Tickets Available  
Online Now!  
[MCKINNEYTOURDECOOP.COM](http://MCKINNEYTOURDECOOP.COM)

HISTORIC MCKINNEY  
FARMERS  
MARKET

CHESTNUTSQUARE.ORG  
972.562.8790

CHESTNUT  
SQUARE



The 23<sup>rd</sup> Annual Killis Melton Ice Cream Crank Off sported a new format and one new event – an Ice Cream Sandwich eating competition! The format featured clusters of competition flavor booths (“Crankers”) as opposed to all of them in one location. This improvement resulted in less waiting in lines for customers.

The 2018 event brought in \$8000 income vs. \$8500 budget, and \$1,000 less than 2017. Although this is our 3<sup>rd</sup> year to hold it on a Sunday, Father’s Day may have been a mistake. The 2019 event is scheduled for Sunday, July 21, National Ice Cream Day!

The Ice Cream Crank Off was advertised in Community Impact (McKinney Edition), Star Local Media (all Collin County editions), Stonebridge Ranch Magazine, the Billboard on I-75 near Eldorado, Edible Dallas, & Dallas Drive Guide.

And featured in Chet Garner’s (Day Trippin’) E-News, and on Channel 5 with Katy Blakey!





# Advertising Examples

Every Saturday  
8 am - Noon  
April through November

**FARMERS MARKET**  
Locally Grown, Locally Harvested  
and Locally Enjoyed

Temporary location on  
Hunt St between  
Kentucky & Tennessee

**Prairie Adventure Camp**  
June • July • August  
Camps are limited to 15 campers,  
so register today!

• HOMEMADE ICE CREAM • FAMILY FUN •  
• FOOD • ENTERTAINMENT •

**SUNDAY  
JUNE 17th 11:30 AM - 3:30 PM**

**FREE ADMISSION**

Chestnut Square Historic Village  
McKinney, Texas  
Find out more: [www.ChestnutSquare.org](http://www.ChestnutSquare.org)

• HOMEMADE ICE CREAM • FAMILY FUN • FOOD • ENTERTAINMENT •

**Coolest place to be this Father's Day!**

**FREE ADMISSION**

**SUNDAY  
JUNE 17th  
2018**  
11:30 am - 3:30 pm

Chestnut Square Historic Village  
McKinney, Texas

[WWW.CHESTNUTSQUARE.ORG](http://WWW.CHESTNUTSQUARE.ORG)

• HOMEMADE ICE CREAM • FAMILY FUN • FOOD • ENTERTAINMENT •

**FREE ADMISSION**

**SUNDAY  
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Chestnut Square Historic Village  
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**Coolest place to be this Father's Day!**

Find out more:  
[www.ChestnutSquare.org](http://www.ChestnutSquare.org)

HOMEMADE ICE CREAM • FAMILY FUN  
FOOD • ENTERTAINMENT

**SUNDAY, JUNE 17th**  
**FREE ADMISSION** Chestnut Square Historic Village McKinney, Texas **11:30 - 3:30 PM**

Every Saturday  
8 am - Noon  
April through November

Temporary location on  
Hunt St between  
Kentucky & Tennessee



**19-0264**

**TITLE:** Consider/Discuss/Act on a Retail Development Infrastructure Grant Application Submitted by Local Yocal Farm to Market (RDIG #19-01) in the Amount of \$\$7,768.82 for Reimbursement of Expenses Related to Infrastructure Improvements at Local Yocal BBQ and Grill, 350 E. Louisiana Street, McKinney, Texas.

**SUPPORTING MATERIALS:**

[Application Packet](#)

[Eligible Expenses](#)

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Retail Development Infrastructure Grant Application**  
**Fiscal Year 2019**

**2019 Retail Development Infrastructure Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: January 31, 2019	February 28, 2019	March 28, 2019
Cycle II: July 31, 2019	August 22, 2019	September 26, 2019

***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 above. Contact us to discuss your plans for submitting an application prior to completing the form.***

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))

*If you are interested in preliminary Board of Directors review of your project proposal, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 972.547.7653 or emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org).*

<b>McKinney Community Development Corporation – Overview</b>
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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

## Retail Development Infrastructure Grant Program

The Retail Development Infrastructure Grant Program (RDIG) was created as a pilot program to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney.

For the purpose of this program “landmark retail” is defined as retail buildings within the historic downtown area with boundaries that coincide with the “Cultural District” designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

### Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements that **are exterior** to a property, necessary to promote or develop new or expanded business enterprises, and could include:

- Sewer
- Water
- Electric Utilities

- Gas Utilities
- Drainage

The maximum award for any single grant will be 50% of total cost of the infrastructure improvements proposed, up to a maximum of \$25,000. The total amount allocated for 2019 is \$100,000 (two cycles of \$50,000 each).

The amount requested, must be matched by the property owner or tenant. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.

The funds may be used for materials, construction, and licensed contractor fees. A minimum of two bids to complete the work must be submitted with the application to validate project costs.

### 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.
- 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.
- Maximum Retail Development Infrastructure Grant amount is **\$25,000** (no more than 50% of total project cost) and requires an **equal match** from property/business owner.
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- 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.
- 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 a Retail Development Infrastructure 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.
- 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.
- A minimum of two bids must be secured for the proposed work and be included with the application. (*A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*)
- 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: Matt Hamilton

Company: Local Yocal LLC DBA Local Yocal BBQ and Grill, Local Yocal Farm to Market

Federal Tax I.D.: 47 5113175

Incorporation Date: 9/22/2015

Mailing Address: 350 E Louisiana Suite A

City: McKinney

ST: TX

Zip: 75069

Phone: 469-952-3838

Email: [matt@localyocalfm.com](mailto:matt@localyocalfm.com), [steve.carlson@localyocalfm.com](mailto:steve.carlson@localyocalfm.com)

Website: [localyocalbbq.com](http://localyocalbbq.com)

**Check One:**

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

**PROJECT INFORMATION:**

Project/Business Name: Local Yocal Farm to Market

Location of Project: 350 E Louisiana

Physical Address: 350 E Louisiana Suite B

City: McKinney

ST: TX

Zip: 75069

Property Size: .861 acres

Collin CAD Property ID: R-10113-00A-0010-1

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

Name:

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

**DETAILED PROJECT INFORMATION:**

Proposed Use (retail, restaurant): Retail and restaurant

Estimated Date of Project Completion: July 1, 2019

Days/Hours of Business Operation: Tuesday-Sunday 8:00AM-9:00PM

Estimated Annual Taxable Sales: \$6,650,000

Current Appraised Value of Property: \$2,200,293      Estimated Appraised Value (*Post-Improvement*): \$2,700,000

Estimated Construction Cost for Entire Project: \$1,000,000+

**DETAILED PROJECT INFORMATION - continued:**

Total Estimated Cost for Exterior Infrastructure Improvements: \$100,000

Total Grant Amount Requested: \$25,000 (**revised request is \$7,768.82 – 2/22/19**)

Confirm Funds Available and Source for Match - Amount: \$34,128.60 Source: Attached spreadsheet – “CDC Eligible Expenses”

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

☒ Yes

☐ No

If yes, please provide details and funding requested: \$25,000 received in Louisiana Street-facing patio improvements. Will apply for another TIRZ grant in 2019 for separate expenditures.

Bids for the proposed improvements are attached: ☒ Yes

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

☐ Yes

☒ No

**Date(s):**

**Additional Information – please attach the following**

- Business plan
- Current financial report
- Audited financials for previous two years. If not available, please indicate why: We will provide tax returns on Ranchland Concessions LLC, which is now Local Yocal LLC. As a small business, we were never required to have audited financials. Local Yocal LLC is the successor to Local Yocal Inc.

**Acknowledgements**

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

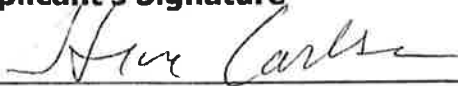
- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure 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 infrastructure improvement 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 Retail Development Infrastructure 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.
- 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 a Retail Development Infrastructure Grant for ten (10) years.
- 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.
- The required performance agreement 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**

  
Signature

Printed Name Steve Carlson,  
Lord Yacal LLC

Date 2/15/2019

**Property Owner's Signature**

  
Signature

Printed Name Steve Carlson  
350 E. Louisiana / Lord Yacal LLC

Date 2/15/2019

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

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

**PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.**

## Applying Organization - Local Yocal LLC dba Local Yocal BBQ and Grill and Local Yocal Farm to Market

Local Yocal Farm to Market has provided the city of McKinney with fine meats and groceries for nearly eight years. It has proved to be a staple of the historic square downtown, and supplies fresh, high-quality meat to several of the city's best-known restaurants, such as Square Burger, The Pub, and Patina Green. Though a large part of Local Yocal's customer base comes from within the city of McKinney itself, a growing contingent of regulars make the trip from all parts of the metroplex. The owners of Local Yocal, Matt and Heather Hamilton, call McKinney their home, and live within walking distance of the historic square itself. Over the years, their shop has collected numerous accolades, including Best Butcher by both D Magazine and Dallas Observer, and is bound to be referenced any time those publications talk steaks. Look no further than D Magazine's most recent issue: the article "Meet the Ranchers Raising Beef for Dallas Plates," By Eve-Hill Agnus in the May 2018 edition. The shop currently employs about 15 people, not including the owners, and as a result of the project for which funds are requested, this number will increase to at least 90 people.

In addition to the shop on the square, Local Yocal has found success in other food endeavors and special events in the city. In the warmer months, Matt Hamilton offers a bi-weekly standing-room-only class on cattle raising, genetics, and best culinary practices for pastured meats with an emphasis on steak. These classes, operating under the moniker "Steak 101," form strong long-term connections and customers with attendees both in McKinney and across North Texas. Beyond "Steak 101," Local Yocal offers catering services for both corporate and life events in Collin County. It is a testament to our reputation in the city that we maintain a busy catering schedule, though we have not advertised the service whatsoever.

Local Yocal has enjoyed additional success as a food truck operator. For most of 2017, Local Yocal Backyard Burgers and BBQ enjoyed long lines and excellent reviews (4.8 stars on Facebook while labeled "Destination-worthy" by Texas Monthly). The food truck was the perfect laboratory to test the company's ability to deliver quality finished product in a timely, demanding fashion. It was this success that birthed Local Yocal's ambition to open a brick-and-mortar restaurant that would highlight both the depth and diversity of our pastured meats. In October of 2017, we implemented a new business structure and brought additional capital investment, which funded the purchase and improvement of 350E Louisiana Street. This address will form the nexus of the project on behalf of which the funds requested in this application will be used.

## Project – Local Yocal BBQ and Grill – 350 E Louisiana Street

The new address at 350 E Louisiana Street will enable Local Yocal to construct a 5,200 square foot restaurant and increase the size of our retail store to 8,000 square feet. The new space has 39 dedicated parking spots, a shaded porch, and is walking distance from the historic downtown square. The building itself predates nearly everything around it; the first construction on the site was finished in the 1880s. This new, larger, and more accessible space will supply the Local Yocal brand with growth potential that far outpaces what is possible at the current location at 213 N

Tennessee Street. Local Yocal's investment in the building will result in outsized opportunity for future growth and economic development in this targeted area of the city. We will bring much-needed traffic (hopefully foot as well as vehicle) east of Highway 5 into a section of the city that is blooming with redevelopment opportunities.

The goals of the project do not diverge widely from Local Yocal's existing mandate: to be well-regarded both in the region and the state as a purveyor of high-quality pastured meats, focusing on local offerings and healthy choices. Through our "Steak 101" class, we want to continue to educate the consumer on best practices in agriculture and culinary arts. We also want to promote healthy, environmentally conscious lifestyles that shrink the food value chain to the local area as much as possible. Finally, we want our new restaurant to spur further growth and redevelopment east of Highway 5, thereby providing the city of McKinney with a local, reputable spot to enjoy and take part in this fine city.

The restaurant is open six days a week for lunch and dinner, with lunch service only on Sundays until 3PM. We will showcase our meats that will be smoked and cured in-house, such as bacon, sausage, and turkey. These meats will be available both in the restaurant and in the retail space. Our menu will be designed to collaborate with our retail offerings and therefore drive additional business to the store from customers who dined at our restaurant. We also plan to prepare a significant portion of lunchtime BBQ for take-out and catering events.

The retail store will continue to supply the same meats and grocery goods as our current retail location. We will enhance these offerings by adding a package beer and wine section that will highlight local beers and Texas-produced and owned wines. In addition, we will enlarge our prepared/to-go section for customers who do not wish to prepare their dinner themselves that evening. The retail store will be finished with a small sit-down eating area served by a tap room, and coffee serving station. We will also provide seating for people who wish to eat and drink within the confines of the store.

Beyond the restaurant and retail space, our new location at 350 E Louisiana will have several areas dedicated to catering and event space rentals. These spaces provide more avenues to highlight our catering menu and in-house staff. We will also use the spaces as a base commissary to prepare food for externally catered events.

#### How the project aligns with MCDC goals

Beyond sales tax, Local Yocal BBQ and Grill will highlight the city of McKinney as a unique destination not only in the metroplex but also in the entire state. The restaurant, in conjunction with the enlarged retail store, will redouble its impact and reputation as a purveyor of high quality pastured meats, groceries and sundries. The restaurant will garner regional attention as a source of peerless BBQ and steaks served at a less exclusive price point than those found in DFW's most heralded steakhouses. Our location east of Highway 5 will augment economic and business development in a targeted area of the city.



## Cindy Schneible

---

**From:** Steve Carlson <steve.carlson@localyocalfm.com>  
**Sent:** Friday, February 22, 2019 8:51 AM  
**To:** Cindy Schneible  
**Cc:** Thomas Carlson; Matt Hamilton  
**Subject:** Updated request  
**Attachments:** FWD RE FWD Water Sewer Taps.pdf; City of McKinney Check.pdf; CDC Eligible Expenses Updated.xlsx

Hi Cindy,

I'm attaching a new spreadsheet with the items we are requesting. We found one other item that predates the program start that should be eligible otherwise. That is the new water meters the city required. It is \$4,877.63. So the amount we are submitting this round is \$15,537.63 and half of that would be the grant amount.

The documentation includes the email string from the city with the screen print of the amounts we were billed and the cleared check for payment, which are attached to this email.

Best,

Steve



Date	Vendor	Amount	Description	Invoice Number	Already Paid	Notes
2/27/2018	Green Mechanical	\$9,000.00	Ducts	2992A	Yes	Check #2540
4/2/2018	Green Mechanical	\$14,468.60	Ducts	2992A	Yes	Check #2605
4/4/2018	City of McKinney	\$4,877.63	Water Meter	See email string	Yes	Check #2575
5/11/2018	Jennings Plumbing	\$44,050.00	Inside trench, sewer	18-0594	No	Outside trench work already completed, and not included in this amount
6/5/2018	Leo Muniz	\$7,860.00	Pour back concrete	968602	Yes	Checks #2509, 2550, 2719
10/11/2018	Monster Concrete and Cutting	\$2,800.00	Cut, remove concrete	1552	Yes	Check #
		\$83,056.23				

Subtotal Eligible

\$15,537.63

Total Paid:

\$34,128.60

From: **Matt Hamilton** matt@localyocalfm.com  
Subject: Fwd: [FWD: RE: [FWD: Water & Sewer Taps]]  
Date: February 21, 2019 at 5:35 PM  
To: steve.carlson@localyocalfm.com, thomas.carlson@localyocalfm.com, accounting@localyocalfm.com



Sent from my iPhone

Begin forwarded message:

**From:** <matt@localyocalfm.com>  
**Date:** July 19, 2018 at 5:00:27 PM CDT  
**To:** [accounting@localyocalfm.com](mailto:accounting@localyocalfm.com)  
**Subject:** [FWD: RE: [FWD: Water & Sewer Taps]]

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*  
213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838  
Cell: 214.726.2867  
Website

----- Original Message -----

**Subject:** RE: [FWD: Water & Sewer Taps]  
**From:** Jeff Harris <[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)>  
**Date:** Wed, April 04, 2018 8:54 am  
**To:** "matt@localyocalfm.com" <matt@localyocalfm.com>

Very good  
I'll track it down and get it processed

Jeff Harris  
Chief Plans Examiner  
City of McKinney  
972-547-7452

[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)

Please tell us how we are doing - [Building Inspection Department Survey](#)

CITIZEN SELF SERVICE IS HERE!

A NEW WAY OF DOING BUSINESS

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**From:** [matt@localyocalfm.com](mailto:matt@localyocalfm.com) [<mailto:matt@localyocalfm.com>]  
**Sent:** Wednesday, April 4, 2018 8:52 AM  
**To:** Jeff Harris <[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)>  
**Subject:** RE: [FWD: Water & Sewer Taps]

2 minutes prior to the first email. :)

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*  
213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838  
Cell: 214.726.2867  
[Website](#)

----- Original Message -----

Subject: RE: [FWD: Water & Sewer Taps]  
From: Jeff Harris <[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)>  
Date: Wed, April 04, 2018 8:43 am  
To: "[matt@localyocalfm.com](mailto:matt@localyocalfm.com)" <[matt@localyocalfm.com](mailto:matt@localyocalfm.com)>

This morning ??

**From:** [matt@localyocalfm.com](mailto:matt@localyocalfm.com) [<mailto:matt@localyocalfm.com>]  
**Sent:** Wednesday, April 4, 2018 8:41 AM  
**To:** Jeff Harris <[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)>  
**Subject:** RE: [FWD: Water & Sewer Taps]

I left a check with Dana. Was not sure where it went.

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*  
213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838  
Cell: 214.726.2867  
[Website](#)

----- Original Message -----

Subject: RE: [FWD: Water & Sewer Taps]

From: Jeff Harris <jharris@mckinneytexas.org>

Date: Tue, April 03, 2018 10:11 am

To: "matt@localyocalfm.com" <matt@localyocalfm.com>

Here are the totals.....work order is complete & we are ready for payment. Total for everything is \$4,877.63

Total: \$4,877.63 \$4,877.63

		Fee Name		Input Value	Computed Amount	Status
>	✕	1" Water Meter (Set)		1.00	\$1,401.00	Due
	✕	Capital Recovery Water		0.00	\$2,200.99	Due
	✕	Capital Recovery Sewer		0.00	\$275.64	Due
	✕	Sewer Tap		0.00	\$1,000.00	Due

From: matt@localyocalfm.com [mailto:matt@localyocalfm.com]

Sent: Tuesday, April 3, 2018 8:47 AM

To: Jeff Harris <jharris@mckinneytexas.org>

Subject: RE: [FWD: Water & Sewer Taps]

Great,

Thank you, I wanted to confirm as I also have a chef Jeff Harris who's email is JHarris@..... lol  
So, he almost got it the first time.

Let me know when to write a check.

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*

213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838

Cell: 214.726.2867

Website

----- Original Message -----

Subject: RE: [FWD: Water & Sewer Taps]

From: Jeff Harris <jharris@mckinneytexas.org>

Date: Tue, April 03, 2018 8:44 am

Date: Tue, April 03, 2018 8:41 AM  
To: "matt@localyocalfm.com"  
<matt@localyocalfm.com>

Did receive

Started creating the work-order yesterday, but got pulled away. Hope to finish everything today.

Jeff Harris  
Chief Plans Examiner  
City of McKinney  
972-547-7452

[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)

Please tell us how we are doing - [Building Inspection Department Survey](#)

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**From:** [matt@localyocalfm.com](mailto:matt@localyocalfm.com)  
[mailto:matt@localyocalfm.com]

**Sent:** Tuesday, April 3, 2018 8:41 AM

**To:** Jeff Harris <[jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)>

**Subject:** [FWD: Water & Sewer Taps]

Jeff,

Just wanted to confirm you had gotten this?

Thank You

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*  
213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838

Cell: 214.726.2867

[Website](#)

----- Original Message -----

Subject: Water & Sewer Taps

From: <[matt@localyocalfm.com](mailto:matt@localyocalfm.com)>

Date: Fri, March 30, 2018 9:18 am  
To: [jharris@mckinneytexas.org](mailto:jharris@mckinneytexas.org)

Jeff,

I response to our discussion about water and sewer taps at 350 E Louisiana here are the details.

Billing Address & Info

350 E Louisiana LP  
213 N Tennessee St  
McKinney TX 75069

Service Address

350 E Louisiana ST

Requests

1" Water Meter  
Fees \$2200 tap fee + \$275 Impact fee (I understand that these are just close not exact, if not close please advise )

4" Sewer Tap fee \$1500

Thank you very very much!

Matthew Hamilton  
Owner

**Local Yocal Farm to Market**

*Pasture Raised Meats & Local Goods Market*  
213 N. Tennessee St  
McKinney, TX 75069

Store: 469.952.3838

Cell: 214.726.2867

Website

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350 E LOUISIANA LP  
213 N TENNESSEE  
MCKINNEY, TX 75069

83-1528/1010 2575

DATE 4-4-18

PAY TO THE ORDER OF CITY of MCKINNEY \$ 4877.63

FOUR THOUSAND EIGHT HUNDRED & SEVENTY SEVEN 63/100 DOLLARS

**CROSSfirst**  
BANK  
www.crossfirstbank.com

MEMO SEWER & WATER

1010152821 2017778131 2575

Details on back

Security features



17435 ENERGY LN  
DALLAS, TX 75252



# INVOICE

350L

## BILL TO

ProBuilt Contracting

INVOICE # 1552

DATE 10/11/2018

DUE DATE 10/26/2018

TERMS Net 15

## JOB ADDRESS

350 E. Louisiana McKinney, TX

ACTIVITY	QTY	PRICE	AMOUNT
Cut and remove 14 squares of 6'x6'	14	200.00	2,800.00

BALANCE DUE

**\$2,800.00**

mon ✓

Pd  
matt Capone

NOV  
10



IN \*MONSTER CONCRETE CUTT

Professional Services

Robert H. ...1174

\$2,800.00

469-5314681, TX 75048

Purchased:

Fri, Nov 9, 2018

Posted:

Sat, Nov 10, 2018

Purchased By:

ROBERT HAMILTON

Appears on statement as: IN \*MONSTER CONCRETE CUTT 469-5314681 TX 75048 US

Report a problem

968602

CUSTOMER'S ORDER NO.

DATE

NAME

Local Vocal (Matt Hamilton)

ADDRESS

QTY, STATE, ZIP

SOLD BY

CASH

C.O.D.

CHARGE

ON ACCT.

MDSE. RETD.

PAID OUT

QUAN.

DESCRIPTION

PRICE

AMOUNT

1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

Invoice for  
inside sidewalk  
on building for  
June, July and  
August.

Total: \$7860

- Leo's Concrete  
903-209-6762

RECEIVED BY

KEEP THIS SLIP FOR REFERENCE

A-4705  
F-4500B

07-11

VOID TO FRONT TO RE-USE. WATERMARK: "USA" (NOT REPRODUCED IN FULL) & "CROSSFIRST" (NOT REPRODUCED IN FULL)

83-1528/1010

2550

350 E LOUISIANA LP  
213 N TENNESSEE  
MCKINNEY, TX 75069

DATE 6-1-18

W/R/3P ✓

PAY TO THE ORDER OF

LEO MONTIL

Two Thousand Dollars

TR#

CROSSfirst BANK

Cash In  
Checks

MEMO

PORELLA, CAROL

1:1010152821

2017778131

2550

FOREIGN CHECK CASHED \$2,000.00

40866742 6294 DOLLARS 2,000.00

11:38:00 6/04/2018 ON

2,000.00

.00

MP

Security features



Details on back

08/13/18

350 E LOUISIANA LP

213 N TENNESSEE  
MCKINNEY, TX 75069

83-1528/1010

2509

DATE 5-29-18

PAY TO THE  
ORDER OF

LEO MOLLIZ

TWENTY ONE THOUSAND

FOUR HUNDRED AND SIXTY TWO DOLLARS AND NO CENTS

\$210.00

CROSSfirst<sup>®</sup>

BANK

www.crossfirstbank.com

MEMO

CURPTE

Cash In  
Checks

000000

.00 .00t 4,754.06

1010152821 2017778131 2509



27  
63-15281010

WHL  
201235725  
2020  
8-1-18  
2719  
66  
63-15281010  
Date

May 10 the  
Order of

150 NOV 17  
THREE 1935 AD SE

[illegible]

**Crossfirst Bank**

三

9:13:16 8/03/2018

03

Cash In  
checks

.00	Out	3,750.00
.00		

CONFIDENTIAL

2017778130 2719

Form **1065**Department of the Treasury  
Internal Revenue Service**U.S. Return of Partnership Income**

For calendar year 2016, or tax year beginning \_\_\_\_\_, 2016, ending \_\_\_\_\_, 20 \_\_\_\_\_

► Information about Form 1065 and its separate instructions is at [www.irs.gov/form1065](http://www.irs.gov/form1065).

OMB No. 1545-0123

**2016**

<b>A</b> Principal business activity <b>SALES</b>	<b>Type or Print</b>	Name of partnership <b>RANCHLAND CONCESSIONS LLC</b>	<b>D</b> Employer identification number <b>47-5113175</b>
<b>B</b> Principal product or service <b>CONCESSIONS</b>		Number, street, and room or suite no. If a P.O. box, see the instructions. <b>1314 WINDHAVEN DR</b>	<b>E</b> Date business started <b>09-17-2015</b>
<b>C</b> Business code number  <b>445299</b>		City or town, state or province, country, and ZIP or foreign postal code <b>Plano, TX 75094-5103</b>	<b>F</b> Total assets (see the instructions)  <b>\$ 28,105</b>

- G** Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return  
(6) ☐ Technical termination - also check (1) or (2)
- H** Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) ► \_\_\_\_\_
- I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ► **2**
- J** Check if Schedules C and M-3 are attached \_\_\_\_\_ ☐

**Caution.** Include **only** trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

<b>Income</b>	<b>1a</b> Gross receipts or sales	<b>1a</b>	<b>164,156</b>	
	<b>b</b> Returns and allowances	<b>1b</b>		
	<b>c</b> Balance. Subtract line 1b from line 1a			<b>1c</b> <b>164,156</b>
	<b>2</b> Cost of goods sold (attach Form 1125-A)			<b>2</b> <b>71,069</b>
	<b>3</b> Gross profit. Subtract line 2 from line 1c			<b>3</b> <b>93,087</b>
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)			<b>4</b>
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))			<b>5</b>
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			<b>6</b>
<b>7</b> Other income (loss) (attach statement)			<b>7</b>	
<b>8</b> <b>Total income (loss).</b> Combine lines 3 through 7			<b>8</b> <b>93,087</b>	
<b>Deductions</b> (see the instructions for limitations)	<b>9</b> Salaries and wages (other than to partners) (less employment credits)			<b>9</b> <b>50,858</b>
	<b>10</b> Guaranteed payments to partners			<b>10</b>
	<b>11</b> Repairs and maintenance			<b>11</b> <b>5,384</b>
	<b>12</b> Bad debts			<b>12</b>
	<b>13</b> Rent			<b>13</b>
	<b>14</b> Taxes and licenses			<b>14</b>
	<b>15</b> Interest			<b>15</b> <b>1,138</b>
	<b>16a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>	<b>10,603</b>	
	<b>b</b> Less depreciation reported on Form 1125-A and elsewhere on return	<b>16b</b>		<b>16c</b> <b>10,603</b>
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)			<b>17</b>
	<b>18</b> Retirement plans, etc.			<b>18</b>
	<b>19</b> Employee benefit programs			<b>19</b>
	<b>20</b> Other deductions (attach statement) <b>Statement #4.</b>			<b>20</b> <b>15,095</b>
	<b>21</b> <b>Total deductions.</b> Add the amounts shown in the far right column for lines 9 through 20			<b>21</b> <b>83,078</b>
<b>22</b> <b>Ordinary business income (loss).</b> Subtract line 21 from line 8			<b>22</b> <b>10,009</b>	

**Sign  
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

► **STEVE CARLSON**

Signature of general partner or limited liability company member manager

Date

May the IRS discuss this return with the preparer shown below (see instructions)? ☐ Yes ☒ No**Paid  
Preparer  
Use Only**

Print/Type preparer's name <b>NEAL TALREJA</b>	Preparer's signature	Date <b>07-12-2017</b>	Check <input type="checkbox"/> if self-employed	PTIN <b>P00636933</b>
Firm's name ► <b>TALREJA AND COMPANY PC</b>	Firm's EIN ► <b>20-4251179</b>			
Firm's address ► <b>2435 N CENTRAL EXPY STE 200 RICHARDSON, TX 75080</b>	Phone no. <b>(972) 699-8330</b>			

For Paperwork Reduction Act Notice, see separate instructions.

Form **1065** (2016)



**Schedule B Other Information**

<b>1</b> What type of entity is filing this return? Check the applicable box:	<b>Yes</b>	<b>No</b>
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <b>a</b> <input type="checkbox"/> Domestic general partnership </div> <div style="width: 48%;"> <b>b</b> <input type="checkbox"/> Domestic limited partnership </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <b>c</b> <input checked="" type="checkbox"/> Domestic limited liability company </div> <div style="width: 48%;"> <b>d</b> <input type="checkbox"/> Domestic limited liability partnership </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <b>e</b> <input type="checkbox"/> Foreign partnership </div> <div style="width: 48%;"> <b>f</b> <input type="checkbox"/> Other ▶ </div> </div>		
<b>2</b> At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person? . . . . .		X
<b>3</b> At the end of the tax year:		
<b>a</b> Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership . . . . .		X
<b>b</b> Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership . . . . . <b>SEE. 1065B1 . . .</b>	X	
<b>4</b> At the end of the tax year, did the partnership:		
<b>a</b> Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below . . . . .		X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity
<b>b</b> Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below . . . . .		X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity
<b>5</b> Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details . . . . .		X
<b>6</b> Does the partnership satisfy <b>all four</b> of the following conditions?		
<b>a</b> The partnership's total receipts for the tax year were less than \$250,000.		
<b>b</b> The partnership's total assets at the end of the tax year were less than \$1 million.		
<b>c</b> Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
<b>d</b> The partnership is not filing and is not required to file Schedule M-3 . . . . . If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.	X	
<b>7</b> Is this partnership a publicly traded partnership as defined in section 469(k)(2)? . . . . .		X
<b>8</b> During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? . . . . .		X
<b>9</b> Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction? . . . . .		X
<b>10</b> At any time during calendar year 2016, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ▶		X

**Schedule B** Other Information (continued)

	Yes	No
<b>11</b> At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions . . . . .		X
<b>12a</b> Is the partnership making, or had it previously made (and not revoked), a section 754 election? . . . . . See instructions for details regarding a section 754 election.		X
<b>b</b> Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions . . . . .		X
<b>c</b> Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions . . . . .		X
<b>13</b> Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) . . . . . <input type="checkbox"/>		
<b>14</b> At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property? . . . . .		X
<b>15</b> If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions ▶		
<b>16</b> Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership. ▶		X
<b>17</b> Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return. ▶ 0		
<b>18a</b> Did you make any payments in 2016 that would require you to file Form(s) 1099? See instructions . . . . .		X
<b>b</b> If "Yes," did you or will you file required Form(s) 1099? . . . . .		
<b>19</b> Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return. ▶		
<b>20</b> Enter the number of partners that are foreign governments under section 892. ▶		
<b>21</b> During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)? . . . . .		X
<b>22</b> Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)? . . . . .		X

**Designation of Tax Matters Partner** (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP

▶ STEVE CARLSON

Identifying number of TMP

▶ 454-41-8842

If the TMP is an entity, name of TMP representative

Phone number of TMP

Address of designated TMP

▶ 1314 WINDHAVEN DR  
▶ Plano, TX 75094

Schedule K		Partners' Distributive Share Items	Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)	1 10,009
	2	Net rental real estate income (loss) (attach Form 8825)	2
	3a	Other gross rental income (loss)	3a
	b	Expenses from other rental activities (attach statement)	3b
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c
	4	Guaranteed payments	4
	5	Interest income	5
	6	Dividends: a Ordinary dividends	6a
	b	Qualified dividends	6b
	7	Royalties	7
	8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8
Deductions	9a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a
	b	Collectibles (28%) gain (loss)	9b
	c	Unrecaptured section 1250 gain (attach statement)	9c
	10	Net section 1231 gain (loss) (attach Form 4797)	10
	11	Other income (loss) (see instructions) Type ▶	11
	12	Section 179 deduction (attach Form 4562)	12 7,623
	13a	Contributions	13a
	b	Investment interest expense	13b
	c	Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)
	d	Other deductions (see instructions) Type ▶	13d
	Self-Employment	14a	Net earnings (loss) from self-employment
b		Gross farming or fishing income	14b
c		Gross nonfarm income	14c
Credits	15a	Low-income housing credit (section 42(j)(5))	15a
	b	Low-income housing credit (other)	15b
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c
	d	Other rental real estate credits (see instructions) Type ▶	15d
	e	Other rental credits (see instructions) Type ▶	15e
	f	Other credits (see instructions) Type ▶	15f
Foreign Transactions	16a	Name of country or U.S. possession ▶	16a
	b	Gross income from all sources	16b
	c	Gross income sourced at partner level	16c
	d	Passive category ▶ e General category ▶ f Other ▶	16f
	g	Interest expense ▶ h Other ▶	16h
	i	Passive category ▶ j General category ▶ k Other ▶	16k
	l	Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16l
	m	Reduction in taxes available for credit (attach statement)	16m
	n	Other foreign tax information (attach statement)	
	Alternative Minimum Tax (AMT) items	17a	Post-1986 depreciation adjustment
b		Adjusted gain or loss	17b
c		Depletion (other than oil and gas)	17c
d		Oil, gas, and geothermal properties - gross income	17d
e		Oil, gas, and geothermal properties - deductions	17e
f		Other AMT items (attach statement)	17f
Other Information	18a	Tax-exempt interest income	18a
	b	Other tax-exempt income	18b
	c	Nondeductible expenses Statement .#18c	18c 16
	19a	Distributions of cash and marketable securities	19a
	b	Distributions of other property	19b
	20a	Investment income	20a
	b	Investment expenses	20b
c	Other items and amounts (attach statement)		



**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						1	2,386
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners		2,386					

**Schedule L Balance Sheets per Books**

		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1 Cash			795		12,202
2a Trade notes and accounts receivable					
b Less allowance for bad debts					
3 Inventories					
4 U.S. government obligations					
5 Tax-exempt securities					
6 Other current assets (attach statement)					
7a Loans to partners (or persons related to partners)					
b Mortgage and real estate loans					
8 Other investments (attach statement)					
9a Buildings and other depreciable assets		56,266		63,889	
b Less accumulated depreciation		29,760	26,506	47,986	15,903
10a Depletable assets					
b Less accumulated depletion					
11 Land (net of any amortization)					
12a Intangible assets (amortizable only)					
b Less accumulated amortization					
13 Other assets (attach statement)					
14 Total assets			27,301		28,105
Liabilities and Capital					
15 Accounts payable					
16 Mortgages, notes, bonds payable in less than 1 year					
17 Other current liabilities (attach statement)				Statement #31	6,497
18 All nonrecourse loans					
19a Loans from partners (or persons related to partners)			42,337		34,274
b Mortgages, notes, bonds payable in 1 year or more					
20 Other liabilities (attach statement)					
21 Partners' capital accounts			(15,036)		(12,666)
22 Total liabilities and capital			27,301		28,105

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	2,370	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	
a Depreciation \$			
b Travel and entertainment \$ 16		8 Add lines 6 and 7	
	16	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	2,386
5 Add lines 1 through 4	2,386		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	(15,036)	6 Distributions: a Cash	
2 Capital contributed: a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	2,370		
4 Other increases (itemize):		8 Add lines 6 and 7	
		9 Balance at end of year. Subtract line 8 from line 5	(12,666)
5 Add lines 1 through 4	(12,666)		

**Cost of Goods Sold**

► **Attach to Form 1120, 1120-C, 1120-F, 1120S, 1065, or 1065-B.**  
 ► **Information about Form 1125-A and its instructions is at [www.irs.gov/form1125a](http://www.irs.gov/form1125a).**

OMB No. 1545-0123

Name

Employer identification number

RANCHLAND CONCESSIONS LLC

47-5113175

<b>1</b>	Inventory at beginning of year	<b>1</b>	
<b>2</b>	Purchases	<b>2</b>	58,153
<b>3</b>	Cost of labor	<b>3</b>	1,800
<b>4</b>	Additional section 263A costs (attach schedule)	<b>4</b>	
<b>5</b>	Other costs (attach schedule)	<b>5</b>	11,116
<b>6</b>	<b>Total.</b> Add lines 1 through 5	<b>6</b>	71,069
<b>7</b>	Inventory at end of year	<b>7</b>	
<b>8</b>	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions	<b>8</b>	71,069

**9a** Check all methods used for valuing closing inventory:

(i) ☒ Cost

(ii) ☐ Lower of cost or market

(iii) ☐ Other (Specify method used and attach explanation.) ►

**b** Check if there was a writedown of subnormal goods ► ☐

**c** Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ► ☐

**d** If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO **9d**

**e** If property is produced or acquired for resale, do the rules of section 263A apply to the entity? See instructions ☐ Yes ☒ No

**f** Was there any change in determining quantities, cost, or valuations between opening and closing inventory? If "Yes," attach explanation ☐ Yes ☒ No

**SCHEDULE B-1**  
**(Form 1065)**(Rev. December 2011)  
Department of the Treasury  
Internal Revenue Service**Information on Partners Owning 50% or  
More of the Partnership**

OMB No. 1545-0099

▶ **Attach to Form 1065. See instructions.**

Name of partnership

RANCHLAND CONCESSIONS LLC

Employer identification number (EIN)

47-5113175

**Part I** **Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Org	(v) Maximum Percentage Owned in Profit, Loss, or Capital

**Part II** **Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
ROBERT MATT HAMILTON	441-92-6474	US	70

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.  
EEA

Schedule B-1 (Form 1065) (Rev. 12-2011)

**Schedule K-1  
(Form 1065)****2016**Department of the Treasury  
Internal Revenue Service

For calendar year 2016, or tax

year beginning 2016  
ending 20**Partner's Share of Income, Deductions,  
Credits, etc.**

▶ See page 2 of form and separate instructions.

**Part I Information About the Partnership****A** Partnership's employer identification number

47-5113175

**B** Partnership's name, address, city, state, and ZIP codeRANCHLAND CONCESSIONS LLC  
1314 WINDHAVEN DR  
Plano, TX 75094-5103**C** IRS Center where partnership filed return

efile

**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number

454-41-8842

**F** Partner's name, address, city, state, and ZIP codeSTEVE CARLSON  
1314 WINDHAVEN DR  
Plano, TX 75094**G** ☐ General partner or LLC  
member-manager☒ Limited partner or other LLC  
member**H** ☒ Domestic partner☐ Foreign partner**I1** What type of entity is this partner?

INDIVIDUAL

**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning		Ending	
Profit	30.0000000	%	30.0000000	%
Loss	30.0000000	%	30.0000000	%
Capital	30.0000000	%	30.0000000	%

**K** Partner's share of liabilities at year end:

Nonrecourse	\$
Qualified nonrecourse financing	\$
Recourse	\$

**L** Partner's capital account analysis:

Beginning capital account	\$	(4,511)
Capital contributed during the year	\$	
Current year increase (decrease)	\$	295
Withdrawals & distributions	\$	( )
Ending capital account	\$	(4,216)

☒ Tax basis☐ GAAP☐ Section 704(b) book☐ Other (explain)**M** Did the partner contribute property with a built-in gain or loss?☐ Yes☒ No

If "Yes," attach statement (see instructions)

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Part III****Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items**

<b>1</b> Ordinary business income (loss) 3,003	<b>15</b> Credits
<b>2</b> Net rental real estate income (loss)	
<b>3</b> Other net rental income (loss)	<b>16</b> Foreign transactions
<b>4</b> Guaranteed payments	
<b>5</b> Interest income	
<b>6a</b> Ordinary dividends	
<b>6b</b> Qualified dividends	
<b>7</b> Royalties	
<b>8</b> Net short-term capital gain (loss)	
<b>9a</b> Net long-term capital gain (loss)	<b>17</b> Alternative minimum tax (AMT) items A 195
<b>9b</b> Collectibles (28%) gain (loss)	
<b>9c</b> Unrecaptured section 1250 gain	
<b>10</b> Net section 1231 gain (loss)	<b>18</b> Tax-exempt income and nondeductible expenses
<b>11</b> Other income (loss)	* STMT
<b>12</b> Section 179 deduction 2,287	<b>19</b> Distributions
<b>13</b> Other deductions	
<b>14</b> Self-employment earnings (loss)	<b>20</b> Other information

\*See attached statement for additional information.

For IRS Use Only





This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.	Report on	Code	Report on
Passive loss	See the Partner's Instructions	L Empowerment zone employment credit	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)	M Credit for increasing research activities	
Nonpassive loss	Schedule E, line 28, column (h)	N Credit for employer social security and Medicare taxes	
Nonpassive income	Schedule E, line 28, column (j)	O Backup withholding	
2. Net rental real estate income (loss)	See the Partner's Instructions	P Other credits	
3. Other net rental income (loss)	Schedule E, line 28, column (g)	16. Foreign transactions	Form 1116, Part I
Net income	See the Partner's Instructions	A Name of country or U.S. possession	
Net loss	Schedule E, line 4	B Gross income from all sources	
4. Guaranteed payments	Schedule E, line 28, column (j)	C Gross income sourced at partner level	
5. Interest income	Form 1040, line 8a	Foreign gross income sourced at partnership level	
6a. Ordinary dividends	Form 1040, line 9a	D Passive category	Form 1116, Part I
6b. Qualified dividends	Form 1040, line 9b	E General category	
7. Royalties	Schedule E, line 4	F Other	
8. Net short-term capital gain (loss)	Schedule D, line 5	Deductions allocated and apportioned at partner level	Form 1116, Part I
9a. Net long-term capital gain (loss)	Schedule D, line 12	G Interest expense	
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	H Other	Form 1116, Part I
9c. Unrecaptured section 1250 gain	See the Partner's Instructions	Deductions allocated and apportioned at partnership level to foreign source income	
10. Net section 1231 gain (loss)	See the Partner's Instructions	I Passive category	Form 1116, Part I
11. Other income (loss)		J General category	
Code		K Other	
A Other portfolio income (loss)	See the Partner's Instructions	Other information	Form 1116, Part II
B Involuntary conversions	See the Partner's Instructions	L Total foreign taxes paid	
C Sec. 1256 contracts & straddles	Form 6781, line 1	M Total foreign taxes accrued	
D Mining exploration costs recapture	See Pub. 535	N Reduction in taxes available for credit	Form 1116, line 12
E Cancellation of debt	Form 1040, line 21 or Form 982	O Foreign trading gross receipts	
F Other income (loss)	See the Partner's Instructions	P Extraterritorial income exclusion	Form 8873
12. Section 179 deduction	See the Partner's Instructions	Q Other foreign transactions	
13. Other deductions		17. Alternative minimum tax (AMT) items	See the Partner's Instructions and the Instructions for Form 6251
A Cash contributions (50%)	See the Partner's Instructions	A Post-1986 depreciation adjustment	
B Cash contributions (30%)	See the Partner's Instructions	B Adjusted gain or loss	
C Noncash contributions (50%)	Form 6781, line 1	C Depletion (other than oil & gas)	
D Noncash contributions (30%)	See Pub. 535	D Oil, gas, & geothermal-gross income	
E Capital gain property to a 50% organization (30%)	Form 1040, line 21 or Form 982	E Oil, gas, & geothermal-deductions	
F Capital gain property (20%)	See the Partner's Instructions	F Other AMT items	
14. Self-employment earnings (loss)		18. Tax-exempt income and nondeductible expenses	Form 1040, line 8b
A Cash contributions (50%)	Form 4952, line 1	A Tax-exempt interest income	
B Cash contributions (30%)	Schedule E, line 19	B Other tax-exempt income	
C Noncash contributions (50%)	See the Partner's Instructions	C Nondeductible expenses	See the Partner's Instructions
D Noncash contributions (30%)	Schedule A, line 23	19. Distributions	
E Capital gain property to a 50% organization (30%)	Schedule A, line 28	A Cash and marketable securities	
F Capital gain property (20%)	Schedule A, line 1 or Form 1040, line 29	B Distribution subject to section 737	See the Partner's Instructions
G Contributions (100%)	See the Partner's Instructions	C Other property	
H Investment interest expense	Form 2441, line 12	20. Other information	
I Deductions-royalty income	See the Partner's Instructions	A Investment income	Form 4952, line 4a
J Section 59(e)(2) expenditures	See the Partner's Instructions	B Investment expenses	
K Deductions-portfolio (2% floor)	See the Partner's Instructions	C Fuel tax credit information	Form 4952, line 5
L Deductions-portfolio (other)	See the Partner's Instructions	D Qualified rehabilitation expenditures (other than rental real estate)	
M Amounts paid for medical insurance	See Form 8582 instructions	E Basis of energy property	See the Partner's Instructions
N Educational assistance benefits	See the Partner's Instructions	F Recapture of low-income housing credit (section 42(j)(5))	
O Dependent care benefits	Form 8903, line 7b	G Recapture of low-income housing credit (other)	Form 8611, line 8
P Preproductive period expenses	Form 8903, line 17	H Recapture of investment credit	
Q Commercial revitalization deduction from rental real estate activities	See the Partner's Instructions	I Recapture of other credits	See the Partner's Instructions
R Pensions and IRAs	See the Partner's Instructions	J Look-back interest - completed long-term contracts	
S Reforestation expense deduction	See the Partner's Instructions	K Look-back interest - income forecast method	See Form 8697
T Domestic production activities information	See Form 8903 instructions	L Dispositions of property with section 179 deductions	
U Qualified production activities income	Form 8903, line 7b	M Recapture of section 179 deduction	See the Partner's Instructions
V Employer's Form W-2 wages	Form 8903, line 17	N Interest expense for corporate partners	
W Other deductions	See the Partner's Instructions	O Section 453(l)(3) information	See the Partner's Instructions
14. Self-employment earnings (loss)		P Section 453A(c) information	
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		Q Section 1260(b) information	See the Partner's Instructions
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	R Interest allocable to production expenditures	
B Gross farming or fishing income	See the Partner's Instructions	S CCF nonqualified withdrawals	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions	T Depletion information - oil and gas	
15. Credits		U Reserved	See the Partner's Instructions
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings		V Unrelated business taxable income	
B Low-income housing credit (other) from pre-2008 buildings		W Precontribution gain (loss)	See the Partner's Instructions
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		X Section 108(i) information	
D Low-income housing credit (other) from post-2007 buildings		Y Net investment income	See the Partner's Instructions
E Qualified rehabilitation expenditures (rental real estate)		Z Other information	
F Other rental real estate credits			
G Other rental credits			
H Undistributed capital gains credit	Form 1040, line 73; check box a		
I Biofuel producer credit			
J Work opportunity credit			
K Disabled access credit			

**Schedule K-1 Supplemental Information****2016 PG01**

Partner's name

STEVE CARLSON

Partner's ID Number

454-41-8842

Name of Partnership

RANCHLAND CONCESSIONS LLC

Partnership EIN

47-5113175

**Line 18 - Other Information****Statement #99****Code Description****Amount**

C Meals and entertainment (general)

5**Total**5

Copy

**Schedule K-1  
(Form 1065)****2016**Department of the Treasury  
Internal Revenue Service

For calendar year 2016, or tax

year beginning \_\_\_\_\_, 2016  
ending \_\_\_\_\_, 20**Partner's Share of Income, Deductions,  
Credits, etc.**

► See page 2 of form and separate instructions.

**Part I Information About the Partnership****A** Partnership's employer identification number

47-5113175

**B** Partnership's name, address, city, state, and ZIP codeRANCHLAND CONCESSIONS LLC  
1314 WINDHAVEN DR  
Plano, TX 75094-5103**C** IRS Center where partnership filed return

efile

**D** ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner****E** Partner's identifying number

441-92-6474

**F** Partner's name, address, city, state, and ZIP codeROBERT MATT HAMILTON  
207 BYRNE STREET  
McKinney, TX 75069**G** ☐ General partner or LLC  
member-manager☒ Limited partner or other LLC  
member**H** ☒ Domestic partner☐ Foreign partner**I1** What type of entity is this partner?

INDIVIDUAL

**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning		Ending	
Profit	70.0000000	%	70.0000000	%
Loss	70.0000000	%	70.0000000	%
Capital	70.0000000	%	70.0000000	%

**K** Partner's share of liabilities at year end:

Nonrecourse	\$
Qualified nonrecourse financing	\$
Recourse	\$

**L** Partner's capital account analysis:

Beginning capital account	\$	(10,525)
Capital contributed during the year	\$	
Current year increase (decrease)	\$	688
Withdrawals & distributions	\$	(150)
Ending capital account	\$	(9,987)

☒ Tax basis☐ GAAP☐ Section 704(b) book☐ Other (explain)**M** Did the partner contribute property with a built-in gain or loss?☐ Yes☒ No

If "Yes," attach statement (see instructions)

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

**Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items****1** Ordinary business income (loss)

7,006

**15** Credits**2** Net rental real estate income (loss)**3** Other net rental income (loss)**16** Foreign transactions**4** Guaranteed payments**5** Interest income**6a** Ordinary dividends**6b** Qualified dividends**7** Royalties**8** Net short-term capital gain (loss)**9a** Net long-term capital gain (loss)**17** Alternative minimum tax (AMT) items

A 455

**9b** Collectibles (28%) gain (loss)**9c** Unrecaptured section 1250 gain**10** Net section 1231 gain (loss)**18** Tax-exempt income and  
nondeductible expenses**11** Other income (loss)

\* STMT

**12** Section 179 deduction

5,336

**13** Other deductions**19** Distributions**14** Self-employment earnings (loss)**20** Other information

\*See attached statement for additional information.

For IRS Use Only



This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.		Code	Report on
Passive loss	Report on	L Empowerment zone employment credit	See the Partner's Instructions
Passive income	See the Partner's Instructions	M Credit for increasing research activities	
Nonpassive loss	Schedule E, line 28, column (g)	N Credit for employer social security and Medicare taxes	
Nonpassive income	Schedule E, line 28, column (h)	O Backup withholding	
	Schedule E, line 28, column (j)	P Other credits	
2. Net rental real estate income (loss)	See the Partner's Instructions	16. Foreign transactions	
3. Other net rental income (loss)		A Name of country or U.S. possession	Form 1116, Part I
Net income	Schedule E, line 28, column (g)	B Gross income from all sources	
Net loss	See the Partner's Instructions	C Gross income sourced at partner level	
4. Guaranteed payments	Schedule E, line 28, column (j)	Foreign gross income sourced at partnership level	
5. Interest income	Form 1040, line 8a	D Passive category	Form 1116, Part I
6a. Ordinary dividends	Form 1040, line 9a	E General category	
6b. Qualified dividends	Form 1040, line 9b	F Other	
7. Royalties	Schedule E, line 4	Deductions allocated and apportioned at partner level	
8. Net short-term capital gain (loss)	Schedule D, line 5	G Interest expense	Form 1116, Part I
9a. Net long-term capital gain (loss)	Schedule D, line 12	H Other	Form 1116, Part I
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)	Deductions allocated and apportioned at partnership level to foreign source income	
9c. Unrecaptured section 1250 gain	See the Partner's Instructions	I Passive category	Form 1116, Part I
10. Net section 1231 gain (loss)	See the Partner's Instructions	J General category	
11. Other income (loss)		K Other	
Code		Other information	
A Other portfolio income (loss)	See the Partner's Instructions	L Total foreign taxes paid	Form 1116, Part II
B Involuntary conversions	See the Partner's Instructions	M Total foreign taxes accrued	Form 1116, Part II
C Sec. 1256 contracts & straddles	Form 6781, line 1	N Reduction in taxes available for credit	Form 1116, line 12
D Mining exploration costs recapture	See Pub. 535	O Foreign trading gross receipts	Form 8873
E Cancellation of debt	Form 1040, line 21 or Form 982	P Extraterritorial income exclusion	Form 8873
F Other income (loss)	See the Partner's Instructions	Q Other foreign transactions	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions	17. Alternative minimum tax (AMT) items	
13. Other deductions		A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251
A Cash contributions (50%)	See the Partner's Instructions	B Adjusted gain or loss	
B Cash contributions (30%)		C Depletion (other than oil & gas)	
C Noncash contributions (50%)		D Oil, gas, & geothermal-gross income	
D Noncash contributions (30%)		E Oil, gas, & geothermal-deductions	
E Capital gain property to a 50% organization (30%)		F Other AMT items	
F Capital gain property (20%)	18. Tax-exempt income and nondeductible expenses	A Tax-exempt interest income	Form 1040, line 8b
G Contributions (100%)	Form 4952, line 1	B Other tax-exempt income	See the Partner's Instructions
H Investment interest expense	Schedule E, line 19	C Nondeductible expenses	See the Partner's Instructions
I Deductions-royalty income	See the Partner's Instructions	19. Distributions	
J Section 59(e)(2) expenditures	Schedule A, line 23	A Cash and marketable securities	See the Partner's Instructions
K Deductions-portfolio (2% floor)	Schedule A, line 28	B Distribution subject to section 737	
L Deductions-portfolio (other)	Schedule A, line 1 or Form 1040, line 29	C Other property	
M Amounts paid for medical insurance	See the Partner's Instructions	20. Other information	
N Educational assistance benefits	Form 2441, line 12	A Investment income	Form 4952, line 4a
O Dependent care benefits	See the Partner's Instructions	B Investment expenses	Form 4952, line 5
P Preproductive period expenses	See the Partner's Instructions	C Fuel tax credit information	Form 4136
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 instructions	D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
R Pensions and IRAs	See the Partner's Instructions	E Basis of energy property	See the Partner's Instructions
S Reforestation expense deduction	See the Partner's Instructions	F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
T Domestic production activities information	See Form 8903 instructions	G Recapture of low-income housing credit (other)	Form 8611, line 8
U Qualified production activities income	Form 8903, line 7b	H Recapture of investment credit	See Form 4255
V Employer's Form W-2 wages	Form 8903, line 17	I Recapture of other credits	See the Partner's Instructions
W Other deductions	See the Partner's Instructions	J Look-back interest - completed long-term contracts	See Form 8697
		K Look-back interest - income forecast method	See Form 8866
14. Self-employment earnings (loss)		L Dispositions of property with section 179 deductions	See the Partner's Instructions
Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.		M Recapture of section 179 deduction	
A Net earnings (loss) from self-employment	Schedule SE, Section A or B	N Interest expense for corporate partners	
B Gross farming or fishing income	See the Partner's Instructions	O Section 453(l)(3) information	
C Gross non-farm income	See the Partner's Instructions	P Section 453A(c) information	
		Q Section 1260(b) information	
15. Credits		R Interest allocable to production expenditures	
A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions	S CCF nonqualified withdrawals	
B Low-income housing credit (other) from pre-2008 buildings		T Depletion information - oil and gas	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings		U Reserved	
D Low-income housing credit (other) from post-2007 buildings		V Unrelated business taxable income	
E Qualified rehabilitation expenditures (rental real estate)		W Precontribution gain (loss)	
F Other rental real estate credits	X Section 108(i) information		
G Other rental credits	Y Net investment income		
H Undistributed capital gains credit	Z Other information		
I Biofuel producer credit			
J Work opportunity credit	Form 1040, line 73; check box a		
K Disabled access credit	See the Partner's Instructions		

**Schedule K-1 Supplemental Information****2016 PG01**

Partner's name

ROBERT MATT HAMILTON

Partner's ID Number

441-92-6474

Name of Partnership

RANCHLAND CONCESSIONS LLC

Partnership EIN

47-5113175

Line 18 - Other Information

Statement #99

Code DescriptionAmount

C Meals and entertainment (general)

11**Total**11

Copy



# Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

Department of the Treasury  
Internal Revenue Service (99)

► Attach to your tax return.

► Information about Form 4562 and its separate instructions is at [www.irs.gov/form4562](http://www.irs.gov/form4562).

2016

Attachment  
Sequence No. 179

Name(s) shown on return

Business or activity to which this form relates

Identifying number

RANCHLAND CONCESSIONS LLC

FORM 1065

47-5113175

## Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	500,000
2	Total cost of section 179 property placed in service (see instructions)	2	7,623
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,010,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	500,000
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
	Statement #567	7,623	7,623
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	7,623
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	7,623
10	Carryover of disallowed deduction from line 13 of your 2015 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	10,009
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	7,623
13	Carryover of disallowed deduction to 2017. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

## Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

## Part III MACRS Depreciation (Don't include listed property.) (See instructions.)

### Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2016	17	1,083
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

### Section B - Assets Placed in Service During 2016 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	

### Section C - Assets Placed in Service During 2016 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year			40 yrs.	MM	S/L	

## Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	9,520
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	10,603
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Form 4562 (2016)

**Part V Listed Property** (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

**Section A - Depreciation and Other Information** (Caution: See the instructions for limits for passenger automobiles.)

**24a** Do you have evidence to support the business/investment use claimed? ☐ Yes ☐ No **24b** If "Yes," is the evidence written? ☐ Yes ☐ No

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/Convention	(h) Depreciation deduction	(i) Elected section 179 cost
<b>25</b> Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) . . . . . <b>25</b>								

**26** Property used more than 50% in a qualified business use:

TRUCK	09/17/2015	100.0%	10,000	10,000	5	200 DB-HY	3,200	
TRAILER	09/17/2015	100.0%	39,500	19,750	5	200 DB-HY	6,320	
		%						

**27** Property used 50% or less in a qualified business use:

		%				S/L-		
		%				S/L-		
		%				S/L-		

**28** Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 . . . . . **28** 9,520

**29** Add amounts in column (i), line 26. Enter here and on line 7, page 1 . . . . . **29**

**Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1	(b) Vehicle 2	(c) Vehicle 3	(d) Vehicle 4	(e) Vehicle 5	(f) Vehicle 6
<b>30</b> Total business/investment miles driven during the year (don't include commuting miles) . . . . .						
<b>31</b> Total commuting miles driven during the year . . . . .						
<b>32</b> Total other personal (noncommuting) miles driven . . . . .						
<b>33</b> Total miles driven during the year. Add lines 30 through 32 . . . . .						
<b>34</b> Was the vehicle available for personal use during off-duty hours? . . . . .	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
<b>35</b> Was the vehicle used primarily by a more than 5% owner or related person? . . . . .						
<b>36</b> Is another vehicle available for personal use? . . . . .						

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons (see instructions).

<b>37</b> Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees? . . . . .	Yes	No
<b>38</b> Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners . . . . .		
<b>39</b> Do you treat all use of vehicles by employees as personal use? . . . . .		
<b>40</b> Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received? . . . . .		
<b>41</b> Do you meet the requirements concerning qualified automobile demonstration use? (See instructions.) . . . . .		

**Note:** If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

**Part VI Amortization**

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
<b>42</b> Amortization of costs that begins during your 2016 tax year (see instructions):					
<b>43</b> Amortization of costs that began before your 2016 tax year . . . . . <b>43</b>					
<b>44</b> Total. Add amounts in column (f). See the instructions for where to report . . . . . <b>44</b>					



► Don't send to the IRS. Keep for your records.

► Information about Form 8879-PE and its instructions is at [www.irs.gov/form8879pe](http://www.irs.gov/form8879pe).**2016**Department of the Treasury  
Internal Revenue Service

For calendar year 2016, or tax year beginning , 2016, and ending , 20

Name of partnership

**RANCHLAND CONCESSIONS LLC**

Employer identification number

**47-5113175****Part I Tax Return Information** (Whole dollars only)

<b>1</b>	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	<b>1</b>	<b>164,156</b>
<b>2</b>	Gross profit (Form 1065, line 3)	<b>2</b>	<b>93,087</b>
<b>3</b>	Ordinary business income (loss) (Form 1065, line 22)	<b>3</b>	<b>10,009</b>
<b>4</b>	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	<b>4</b>	
<b>5</b>	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	<b>5</b>	

**Part II Declaration and Signature Authorization of General Partner or Limited Liability Company Member Manager**  
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a general partner or limited liability company member manager of the above partnership and that I have examined a copy of the partnership's 2016 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

**General Partner or Limited Liability Company Member Manager's PIN: check one box only**

☒ I authorize **TALREJA AND COMPANY PC** to enter my PIN **13175** as my signature  
ERO firm name don't enter all zeros  
on the partnership's 2016 electronically filed return of partnership income.

☐ As a general partner or limited liability company member manager of the partnership, I will enter my PIN as my signature on the partnership's 2016 electronically filed return of partnership income.

General partner or limited liability company member manager's signature ►

Title ► **MEMBER**Date ► **07-12-2017****Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

**757145 30263**

don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2016 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ►

Date ► **07-12-2017**

**ERO Must Retain This Form - See Instructions**  
**Don't Submit This Form to the IRS Unless Requested To Do So**

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2016)

**Federal Supporting Statements****2016 PG01**

Name(s) as shown on return

Employer Identification Number

**RANCHLAND CONCESSIONS LLC****47-5113175**

Form 1065 - Line 20 - Other Deductions Statement #4

Description	Amount
Automobile and truck expense	57
Bank Charges	742
Equipment rent	7,000
Legal and professional	325
Meals and entertainment @ 50% limitation	17
Miscellaneous	147
Permits and fees	150
Supplies	121
Tools	5,982
Utilities	554
<b>Total</b>	<b>15,095</b>

**Copy**

# Texas Franchise Tax No Tax Due Report

☒ Tcode 13255 Annual

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

Taxpayer number	Report year	Due date
32058329635	2017	05/15/2017

Taxpayer name <b>RANCHLAND CONCESSIONS LLC</b>				Secretary of State file number or Comptroller file number <b>0802294839</b>	
Mailing address <b>1314 WINDHAVEN DR</b>					
City <b>Plano</b>	State <b>TX</b>	Country <b>USA</b>	ZIP code plus 4 <b>75094-5103</b>	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code <b>445299</b>	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					


If any of the statements below are true, you qualify to file this **No Tax Due Report** (Check all boxes that apply):

1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions) 1. ☐
2. This entity's annualized total revenue is below the no tax due threshold. (See instructions) 2. ☒
3. This entity has zero Texas Gross Receipts. 3. ☐
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4. ☐
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions) 5. ☐

6a. Accounting year begin date	6a. <table border="1"><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td></tr><tr><td>0</td><td>1</td><td>0</td><td>1</td><td>1</td><td>6</td></tr></table>	m	m	d	d	y	y	0	1	0	1	1	6	6b. Accounting year end date	6b. <table border="1"><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td></tr><tr><td>1</td><td>2</td><td>3</td><td>1</td><td>1</td><td>6</td></tr></table>	m	m	d	d	y	y	1	2	3	1	1	6
m	m	d	d	y	y																						
0	1	0	1	1	6																						
m	m	d	d	y	y																						
1	2	3	1	1	6																						

7. TOTAL REVENUE (Whole dollars only) 7. 

1	6	4	1	5	6	.	0	0
---	---	---	---	---	---	---	---	---

Print or type name <b>STEVE CARLSON</b>		Area code and phone number <b>(214) 202-2690</b>	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		<b>Mail original to:</b> Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348	
sign here 	Date <b>07/12/2017</b>		

Instructions for each report year are online at [www.comptroller.texas.gov/taxes/franchise/forms/](http://www.comptroller.texas.gov/taxes/franchise/forms/). If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>						
PM Date	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						



**Texas Franchise Tax Public Information Report**  
To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

**Tcode 13196**

<input checked="" type="checkbox"/> Taxpayer number 32058329635		<input checked="" type="checkbox"/> Report year 2017		<b>You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.</b>	
Taxpayer name RANCHLAND CONCESSIONS LLC				<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 1314 WINDHAVEN DR				Secretary of State (SOS) file number or Comptroller file number	
City Plano		State TX		ZIP code plus 4 75094-5103	
				0802294839	

☐ Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 1314 WINDHAVEN DR Plano TX 75094-5103
Principal place of business 1314 WINDHAVEN DR Plano TX 75094-5103

You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below! This report must be signed to satisfy franchise tax requirements.**



**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name STEVE CARLSON	Title MEMBER	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 1314 WINDHAVEN DR	City MURPHY	State TX	ZIP Code 75094
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

**SECTION B** Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

**SECTION C** Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
--	--------------------	-------------------------------	-------------------------

Registered agent and registered office currently on file (see instructions if you need to make changes)

Agent: STEVE CARLSON

You must make a filing with the Secretary of State to change registered agent, registered officer or general partner information.

Office: 1314 WINDHAVEN DRIVE	City MURPHY	State TX	ZIP Code 75094
------------------------------	----------------	-------------	-------------------

The information on this form is required by Section 171.203 of the Tax Code for each corporation LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title MEMBER	Date 07/12/2017	Area code and phone number (214) 202-2690
-----------	-----------------	--------------------	--

**Texas Comptroller Official Use Only**

VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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**Federal Supporting Statements****2016 PG01**

Name(s) as shown on return

Employer Identification Number

RANCHLAND CONCESSIONS LLC47-5113175**Schedule K - Line 18c - Nondeductible Expenses** Statement #18c

<b><u>Description</u></b>	<b><u>Amount</u></b>
Meals and entertainment (general)	<u>16</u>
<b>Total</b>	<u><u>16</u></u>

Copy

**Federal Supporting Statements****2016 PG01**

Name(s) as shown on return

Employer Identification Number

RANCHLAND CONCESSIONS LLC47-5113175

Form 1065 - Schedule L - Line 17

Statement #31

## Other Current Liabilities

## Description

Beg Of Year

End Of Year

SALES TAX PAYABLE

3,702

EMPLOYEE TIP PAYABLE

2,795

**Total****6,497**

Copy

**Federal Supporting Statements****2016 PG01**

Name(s) as shown on return

Employer Identification Number

RANCHLAND CONCESSIONS LLC

47-5113175

Form 1065 - Schedule A - Line 5

Statement #9

Description	Amount
FOOD SERVICE SUPPLIES	7,310
FREIGHT AND DELIVERY	110
MERCHANT ACCOUNT FEES	<u>3,696</u>
<b>Total</b>	<u><u>11,116</u></u>

Copy



**Federal Supporting Statements****2016 PG01**

Name(s) as shown on return

Employer Identification Number

RANCHLAND CONCESSIONS LLC

47-5113175

FORM 4562 - LINE 6

Statement #567

DESCRIPTION OF PROPERTY	COST	ELECTED COST
TRAILER AC	1,615	1,615
STORAGE SHED	3,008	3,008
SHED ADDITIONS	<u>3,000</u>	<u>3,000</u>
<b>Total</b>	<u><u>7,623</u></u>	<u><u>7,623</u></u>

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(Keep for your records)

PARTNERSHIP NAME

RANCHLAND CONCESSIONS LLC

Description	***-**-8842	***-**-6474			
	STEVE CARLSON	ROBERT MATT HA			
k1 Ordinary business income (loss)	3,003	7,006			
k12 Section 179 deduction. . . .	2,287	5,336			
k17a Post - 1986 depreciation adj	195	455			
k18c Meals and entertainment (gen	5	11			

WK\_PCOMP~.LD

# Capital Account Reconciliation

(Keep for your records)

2016 Page 1

Name(s) as shown on return

Tax ID Number

RANCLAND CONCESSIONS LLC

47-5113175

Partner Name	Beginning Capital Account	Capital Contributed During Year	Partner's Share of Lines 3, 4 and 7 Form 1065, Sch M-2	Withdrawals and Distributions	Ending Capital Account
STEVE CARLSON	(4,511)		295		(4,216)
ROBERT MATT HAMILTON	(10,525)		688	150	(9,987)
TOTALS	(15,036)		983	150	(14,203)

# Schedule M-2/Partners' Capital Reconciliation Worksheet

Form 1065

(Keep for your records)

2016

Name(s) as shown on return

Tax ID Number

RANCLAND CONCESSIONS LLC

47-5113175

## Analysis of Current-Year Partners' Capital

1	Beginning partners' capital per balance sheet (Schedule L, column b, line 21)	1	(15,036)
2	Book income (loss) (Schedule M-1, line 1, or Schedule M-3, page 1, line 11)	2	2,370
3	Capital contributions during the year (Schedule K-1, Item L)	3	
4	Other increases (Schedule M-2, line 4)	4	
5	Distributions (Schedule K, lines 19A and 19B)	5	
6	Withdrawals and other decreases (Schedule M-2, line 7)	6	
7	Subtotal (combines lines 1 through 6)	7	(12,666)
8	Ending partners' capital per balance sheet (Schedule L, column d, line 21)	8	(12,666)
9	Difference (line 7 minus line 8) (should be zero)	9	

## Current-Year Change to Partners' Capital Compared to Current-Year Change to Schedule K, Item L (All Partners)

1	Ending partners' capital (Schedule L, column d, line 21)	1	(12,666)
2	Beginning partners' capital (Schedule L, column b, line 21)	2	(15,036)
3	Change in capital (line 1 minus line 2)	3	2,370
4	Ending partners' capital (Schedules K-1, item L)	4	(14,203)
5	Beginning partners' capital (Schedules K-1, item L)	5	(15,036)
6	Difference (line 4 minus line 5)	6	833

## Current-Year Timing Adjustments from Schedule M-1 Screen (K-1 accounting method other than GAAP)

Subtractions from net income per books (Schedule M-1, lines 5 and 6 - not included on Schedule M-2, line 3)

7	Other income recorded on books not included on Schedule K	7	
8	Depreciation on Schedule K not included on books	8	
9	Other Schedule K items not included on books	9	
10	Total subtractions (lines 7 through 9)	10	

Additions to net income per books (Schedule M-1, lines 2 and 3 - not included on Schedule M-2, line 3)

11	Income included on Schedule K not recorded on books	11	
12	Depreciation on books not included on Schedule K	12	
13	Other items on books not included on Schedule K	13	
14	Total additions (lines 12 through 13)	14	

15	Schedule M-1 timing adjustments not included on Schedule M-2, lines 3, 4, and 7 (combine lines 10 and 14)	15	
----	---	----	--

## Current-Year Timing Adjustments from Schedule M-3 Screens (K-1 accounting method other than GAAP)

Permanent or temporary book-to-tax difference amounts entered on the M32, M33, 8916A, and SCH3 screens appear on line 16 and line 17 as opposite of the actual entries. For example, an entry of -100 would appear as 100.

16	Permanent differences	16	
17	Temporary differences	17	

18	Schedule M-3 timing adjustments not included on Schedule M-2 (combine lines 16 and 17)	18	
----	--	----	--

19	Capital amount after M-1 timing adjustments (add lines 6 & 15)	19	833
----	--	----	-----

20	Capital amount after M-3 timing adjustments (add lines 6 & 18)	20	
----	--	----	--

21	Net reconciliation difference (line 3 minus Line 19 or 20)	21	1,537
----	--	----	-------

# Partnership Business Income Limit Worksheet

Form 1065

(Keep for your records)

2016

Name(s) as shown on return

Tax ID Number

RANCHLAND CONCESSIONS LLC

47-5113175

1	Dollar limitation for tax year. Enter amount from Form 4562, line 5	500,000
2	Ordinary business income (loss) (Form 1065, Sch K, Line 1)	10,009
3a	Less: Credit amounts that reduced expenses or increased income	
b	Plus: Guaranteed payments under § 707(c) (Form 1065, Sch K, Line 4)	
4	Adjusted ordinary business income (loss) (combine lines 2 and 3)	10,009
5	Net rental real estate (loss) (Form 1065, Sch K, Line 2)	
6	Other net rental income (loss). (Form 1065, Sch K, Line 3c)	
7	Net short term capital gain (loss) (Form 1065, Sch K, Line 8)	
8	Net long-term capital gain (loss) (Form 1065, Sch K, Line 9a)	
9	Net section 1231 gain (loss) (Form 1065, Sch K, Line 10)	
10	Other Income (loss) (Form 1065, Sch K, Line 11)	
11	Charitable Contributions (Form 1065, Sch K, Line 13a)	
12	Section 59(e)(2) expenditures (Form 1065, Sch K, Line 13c(2))	
13	Other deductions (Form 1065, Sch K, Line 13d) (excluding codes I, K, and L)	
14	Total business income (loss). Combine lines 4 through 13	10,009
15	Business income limitation. Lesser of line 1 or line 14, but not < zero. Enter here and on Form 4562, line 11.	10,009

Distribution among assets	Year Acquired	Elected Section 179	Used in prior years	Used in 2016	Remaining carryover
1065 SHED ADDITIONS	2016	3,000		3,000	
1065 STORAGE SHED	2016	3,008		3,008	
1065 TRAILER AC	2016	1,615		1,615	
TOTAL ALLOWABLE (4562 LN 12)				7,623	
TOTAL 2016 ELEC. COST (4562 LN 8)			7,623		

# Partnership Business Income Limit Worksheet

**Form 1065**

(Keep for your records)

**2016**

Name(s) as shown on return

Tax ID Number

RANCHLAND CONCESSIONS LLC

47-5113175

1	Dollar limitation for tax year. Enter amount from Form 4562, line 5	25,000
2	Ordinary business income (loss) (Form 1065, Sch K, Line 1)	RESIDENT STATE TX 10,009
3a	Less: Credit amounts that reduced expenses or increased income	
b	Plus: Guaranteed payments under § 707(c) (Form 1065, Sch K, Line 4)	
4	Adjusted ordinary business income (loss) (combine lines 2 and 3)	10,009
5	Net rental real estate (loss) (Form 1065, Sch K, Line 2)	
6	Other net rental income (loss). (Form 1065, Sch K, Line 3c)	
7	Net short term capital gain (loss) (Form 1065, Sch K, Line 8)	
8	Net long-term capital gain (loss) (Form 1065, Sch K, Line 9a)	
9	Net section 1231 gain (loss) (Form 1065, Sch K, Line 10)	
10	Other Income (loss) (Form 1065, Sch K, Line 11)	
11	Charitable Contributions (Form 1065, Sch K, Line 13a)	
12	Section 59(e)(2) expenditures (Form 1065, Sch K, Line 13c(2))	
13	Other deductions (Form 1065, Sch K, Line 13d) (excluding codes I, K, and L)	
14	Total business income (loss). Combine lines 4 through 13	10,009
15	Business income limitation. Lesser of line 1 or line 14, but not < zero. Enter here and on Form 4562, line 11	10,009

Distribution among assets	Year Acquired	Elected Section 179	Used in prior years	Used in 2016	Remaining carryover
1065 SHED ADDITIONS	2016	3,000		3,000	
1065 STORAGE SHED	2016	3,008		3,008	
1065 TRAILER AC	2016	1,615		1,615	
TOTAL ALLOWABLE (4562 LN 12)				7,623	
TOTAL 2016 ELEC. COST (4562 LN 8)			7,623		

\* Item was disposed  
of during current year.

## Depreciation Detail Listing

FORM 1065

For your records only

Name(s) as shown on return

Sc

RANCHLAND CONCESSIONS LLC

No.	Description	Date	Cost	Salvage	Business percentage	Section 179	Depreciation Basis	Life	Method	Rate	Current depr.	Accumulated Depreciation	Prior expens
1	GENERATOR	10212015	6,766		100.00		3,383	5	200 DB HY	32	1,083	5,143	
2	TRUCK	09172015	10,000		100.00		10,000	5	200 DB HY	32	3,200	5,200	
3	TRAILER	09172015	39,500		100.00		19,750	5	200 DB HY	32	6,320	30,020	
4	TRAILER AC	08162016	1,615		100.00	1,615	0	5	200 DB HY	0	1,615	1,615	
5	STORAGE SHED	10062016	3,008		100.00	3,008	0	7	200 DB HY	0	3,008	3,008	
6	SHED ADDITIONS	11162016	3,000		100.00	3,000	0	7	200 DB HY	0	3,000	3,000	
COPY													
Totals			63,889			7,623	33,133				18,226	47,986	

Land Amount

Net Depreciable Cost

63,889



# Depreciation Detail Listing

STATE FORM 1065

For your records only

Name(s) as shown on return

Sc

RANCHLAND CONCESSIONS LLC

No.	Description	Date	Cost	Salvage	Business percentage	Section 179	Depreciation Basis	Life	Method	Rate	Current depr.	Accumulated Depreciation	Prior expens
1	GENERATOR	10212015	6,766		100.00		6,766	5	200 DB HY	32	2,165	3,518	
2	TRUCK	09172015	10,000		100.00		10,000	5	200 DB HY	32	3,200	5,200	
3	TRAILER	09172015	39,500		100.00		39,500	5	200 DB HY	32	12,640	20,540	
4	TRAILER AC	08162016	1,615		100.00	1,615		0	200 DB HY	0	1,615	1,615	
5	STORAGE SHED	10062016	3,008		100.00	3,008		0	200 DB HY	0	3,008	3,008	
6	SHED ADDITIONS	11162016	3,000		100.00	3,000		0	200 DB HY	0	3,000	3,000	

# Next Year's Depreciation Worksheet

(Keep for your records)

2016

Name(s) as shown on return

Tax ID Number

RANCLAND CONCESSIONS LLC

47-5113175

Form	Multi-Form	Description	Date	Basis	Method	Life	Deduction
1065	1	GENERATOR	10212015	3,383	M	5	650
1065	1	TRUCK	09172015	10,000	M	5	1,920
1065	1	TRAILER	09172015	19,750	M	5	3,792
1065	1	TRAILER AC	08162016		M	5	
1065	1	STORAGE SHED	10062016		M	7	
1065	1	SHED ADDITIONS	11162016		M	7	
		TOTAL					6,362

Copy

**FOR TAX YEAR 2016**

RANCHLAND CONCESSIONS LLC

TALREJA AND COMPANY PC

2435 N CENTRAL EXPY STE 200

RICHARDSON, TX 75080

(972) 699-8330

**Federal Filing Instructions****2016**

Name(s) as shown on return

Your Social Security Number

RANCHLAND CONCESSIONS LLC

47-5113175

Date to file by: 03-15-2017

Form to be filed: Form 1065 and supplemental forms and schedules

Sign and date: A general partner or managing member must sign and date the return on the bottom of page 1.

Address to file: Department of the Treasury  
Internal Revenue Service  
Ogden, UT 84201-0011

Copy

# TALREJA AND COMPANY PC

2435 N CENTRAL EXPY STE 200  
RICHARDSON, TX 75080

Phone: (972)699-8330 | Fax: (972)644-0445

July 12, 2017

RANCHLAND CONCESSIONS LLC  
1314 WINDHAVEN DR  
Plano, TX 75094-5103

RANCHLAND CONCESSIONS LLC:

Enclosed is the 2016 Form 1065, U.S. Return of Partnership Income, prepared for RANCHLAND CONCESSIONS LLC from the information provided. This return will be e-filed with the IRS once we receive a signed Form 8879-PE, IRS e-file Signature Authorization for Form 1065.

Enclosed is the 2017 Texas franchise tax return, prepared for RANCHLAND CONCESSIONS LLC from the information provided. This return will be e-filed with the Texas taxing authority.

The partnership's Texas franchise tax return reflects neither a refund nor a balance due.

Also enclosed are letters to the partners and their copies of the Schedule K-1, to be distributed to the partners.

Thank you for the opportunity to be of service. For further assistance with your tax needs, please contact this office at (972)699-8330.

Sincerely,

NEAL TALREJA  
TALREJA AND COMPANY PC

# TALREJA AND COMPANY PC

2435 N CENTRAL EXPY STE 200  
RICHARDSON, TX 75080

Phone: (972)699-8330 | Fax: (972)644-0445

July 12, 2017

STEVE CARLSON  
1314 WINDHAVEN DR  
Plano, TX 75094-5103

Your privacy is important to us. Please read the following privacy policy.

We collect nonpublic personal information about you from various sources, including:

- \* Interviews regarding your tax situation
- \* Applications, organizers, or other documents that supply such information as your name, address, telephone number, Social Security Number, number of dependents, income, and other tax-related data
- \* Tax-related documents you provide that are required for processing tax returns, such as Forms W-2, 1099R, 1099-INT and 1099-DIV, and stock transactions

We do not disclose any nonpublic personal information about our clients or former clients to anyone, except as requested by our clients or as required by law.

We restrict access to personal information concerning you, except to our employees who need such information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

If you have any questions about our privacy policy, please contact us.

Sincerely,

NEAL TALREJA  
TALREJA AND COMPANY PC

1065

**Partnership  
Diagnostic Summary**

2016

Name

RANCHLAND CONCESSIONS LLC

Employer Identification #

47-5113175

Demographics

Mailing Address: 1314 WINDHAVEN DR  
Plano, TX 75094-5103

Phone:

Resident State: TX

Diagnostics

Preparer: NEAL TALREJA

Invoice:

Date: 07-12-2017

Return Information

Item on Return	2016 Federal	2015 Federal (if available)
Total Assets	28,105	27,301
Number of Partners	2	2
Gross Receipts/Sales	164,156	2,500
Total Income	93,087	2,500
Total Deductions	83,078	30,536
Ordinary Income	10,009	(28,036)
Total Equity	(12,666)	(15,036)

State/City Information

<u>State/City</u>	<u>Gross Income</u>	<u>Taxable Income</u>	<u>Composite Tax</u>	<u>Other Tax</u>	<u>Refund/ (Balance Due)</u>
TX05163	164,156				



**1065 TAX RETURN COMPARISON**  
**2014 / 2015 / 2016**

**2016**

Name(s) as shown on return  
**RANCLAND CONCESSIONS LLC**

Identifying number  
**47-5113175**

	<b>2014 FEDERAL</b>	<b>2015 FEDERAL</b>	<b>2016 FEDERAL</b>	<b>DIFFERENCE BETWEEN 2015 &amp; 2016</b>
<b>Income</b>				
Net receipts . . . . .		2,500	164,156	161,656
Cost of goods sold . . . . .			71,069	71,069
Gross profit . . . . .		2,500	93,087	90,587
Ordinary income (loss) from other partnerships, estates, trusts . . . . .				
Net farm profit (loss) . . . . .				
Net gain/loss from 4797 . . . . .				
Other income . . . . .				
<b>Total income</b> . . . . .		2,500	93,087	90,587
<b>Deductions</b>				
Salaries and wages . . . . .			50,858	50,858
Guaranteed payments to partners . . . . .				
Repairs and maintenance . . . . .			5,384	5,384
Bad debts . . . . .				
Rents . . . . .				
Taxes and licenses . . . . .				
Interest . . . . .		337	1,138	801
Depreciation from Form 4562 . . . . .		29,760	10,603	(19,157)
Depreciation claimed elsewhere . . . . .				
Net depreciation . . . . .		29,760	10,603	(19,157)
Depletion . . . . .				
Pension, profit-sharing . . . . .				
Employee benefits . . . . .				
Other deductions . . . . .		439	15,095	14,656
<b>Total deductions</b> . . . . .		30,536	83,078	52,542
<b>Ordinary business income(loss)</b> . . . . .		(28,036)	10,009	38,045

**SCHEDULE K - Partner's Share Items**

<b>Income</b>				
Ordinary business income (loss) . . . . .	(28,036)	10,009	38,045	
Net rental real estate income (loss) . . . . .				
Other net rental income (loss) . . . . .				
Guaranteed Payments . . . . .				
Interest income . . . . .				
Ordinary dividends . . . . .				
Qualified dividends . . . . .				
Royalties . . . . .				
Net short-term capital gain (loss) . . . . .				
Net long-term capital gain (loss) . . . . .				
Collectibles (28%) gain (loss) . . . . .				
Unrecaptured section 1250 gain . . . . .				
Net section 1231 gain (loss) . . . . .				
Other income (loss) . . . . .				
<b>Deductions</b>				
Section 179 deduction . . . . .		7,623	7,623	
Contributions . . . . .				
Investment interest expense . . . . .				
Section 59(e)(2) expenditures . . . . .				
Other deductions . . . . .				

**2014**

**2015**

**2016**

**DIFFERENCE**

**1065 TAX RETURN COMPARISON**  
**2014/ 2015 / 2016**

**2016**

Page 2

Name(s) as shown on return  
**RANCLAND CONCESSIONS LLC**

Identifying number  
**47-5113175**

	2014 FEDERAL	2015 FEDERAL	2016 FEDERAL	DIFFERENCE BETWEEN 2015 & 2016
<b>Self-Employment</b>				
Net earnings (loss) from self-employment				
Gross farming or fishing income . . . . .				
Gross nonfarm income . . . . .				
<b>Credits</b>				
Low-income housing credit (section 42(j)(5)) . . . . .				
Low-income housing credit (other) . . . . .				
Qualified rehabilitation expenditures (rental real estate) . . . . .				
Other rental real estate credits . . . . .				
Other rental credits . . . . .				
Other credits . . . . .				
<b>Foreign Transactions</b>				
Gross income from all sources . . . . .				
Gross income sourced at partner level . . . . .				
Foreign gross income sourced at partnership				
<b>Passive</b> . . . . .				
General categories . . . . .				
Other limitation . . . . .				
Deductions allocated and apportioned at partner level				
<b>Interest expense</b> . . . . .				
<b>Other</b> . . . . .				
Ded allocated / apportioned at ptr level to foreign source inc.				
<b>Passive</b> . . . . .				
General categories . . . . .				
Other limitation . . . . .				
Total foreign taxes paid or accrued . . . . .				
Reduction in taxes available for credit . . . . .				
<b>Alternative Minimum Tax (AMT) items</b>				
Post-1986 depreciation adjustment . . . . .		500	650	150
Adjusted gain or loss . . . . .				
Depletion . . . . .				
Oil, gas, and geothermal properties - gross income				
Oil, gas, and geothermal properties - deductions				
Other AMT items . . . . .				
<b>Other information</b>				
Tax-exempt interest income . . . . .				
Other tax-exempt income . . . . .				
Nondeductible expenses . . . . .			16	16
Distribution of cash and marketable securities				
Distributions of other property . . . . .				
Investment income . . . . .				
Investment expenses . . . . .				

<b>RESIDENT STATE</b>		TX	TX	
Taxable income . . . . .				
Total tax . . . . .				
Overpayment . . . . .				
Balance due . . . . .				

**2014**

**2015**

**2016**

**DIFFERENCE**

Date	Vendor	Amount	Description	Invoice Number	Already Paid	Notes
2/27/2018	Green Mechanical	\$9,000.00	Ducts	2992A	Yes	Check #2540
4/2/2018	Green Mechanical	\$14,468.60	Ducts	2992A	Yes	Check #2605
5/11/2018	Jennings Plumbing	\$44,050.00	Inside trench, sewer	18-0594	No	Outside trench work already completed, and not included in this amount
6/5/2018	Leo Muniz	\$7,860.00	Pour back concrete	968602	Yes	Checks #2509, 2550, 271
10/11/2018	Monster Concrete and Cutting	\$2,800.00	Cut, remove concrete	1552	Yes	Check #
		<b>\$78,178.60</b>				

Total Paid: \$34,128.60



# 2017 TAX RETURN FILING INSTRUCTIONS

## U.S. RETURN OF PARTNERSHIP INCOME

FOR THE YEAR ENDING

DECEMBER 31, 2017

Prepared for	RANCHLAND CONCESSIONS LLC 213 N TENNESSEE STREET MCKINNEY, TX 75069
Prepared by	ADAMI, LINDSEY & COMPANY, LLP 123 N. CROCKETT STREET, SUITE 100 SHERMAN, TX 75090
To be signed and dated by	A MEMBER MANAGER OF THE LLC
Amount of tax	NOT APPLICABLE
Mail tax return to	THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. TO HAVE IT TRANSMITTED ELECTRONICALLY TO THE IRS, PLEASE SIGN, DATE, AND RETURN FORM 8879-PE TO OUR OFFICE. WE WILL THEN SUBMIT YOUR ELECTRONIC RETURN.
Forms to be distributed to partners	ENCLOSED ARE COPIES OF SCHEDULE K-1 TO BE DISTRIBUTED TO THE MEMBERS.
Return must be mailed on or before	NOT APPLICABLE
Special Instructions	DO NOT MAIL THE PAPER COPY OF THE RETURN TO THE IRS.

## Two-Year Comparison - Partnership

2017

Name of partnership

Employer identification number

RANCHLAND CONCESSIONS LLC

47-5113175

Description	Prior Year	Current Year	Increase (Decrease)
NUMBER OF PARTNERS	2.	5.	3.
TRADE OR BUSINESS INCOME OR LOSS:			
INCOME:			
GROSS RECEIPTS OR SALES	164,156.	262,915.	98,759.
COST OF GOODS SOLD:			
PURCHASES LESS ITEMS WITHDRAWN	58,153.	192,989.	134,836.
COST OF LABOR	1,800.	0.	-1,800.
OTHER COSTS	11,116.	32,101.	20,985.
TOTAL	71,069.	225,090.	154,021.
INVENTORY AT END OF YEAR	0.	76,966.	76,966.
COST OF GOODS SOLD	71,069.	148,124.	77,055.
GROSS PROFIT	93,087.	114,791.	21,704.
TOTAL INCOME (LOSS)	93,087.	114,791.	21,704.
DEDUCTIONS:			
SALARIES AND WAGES	50,858.	82,875.	32,017.
REPAIRS AND MAINTENANCE	5,384.	2,400.	-2,984.
RENT	0.	13,000.	13,000.
INTEREST	1,138.	1,007.	-131.
DEPRECIATION	10,603.	7,123.	-3,480.
OTHER DEDUCTIONS	15,095.	21,235.	6,140.
TOTAL DEDUCTIONS	83,078.	127,640.	44,562.
ORDINARY INCOME (LOSS)	10,009.	-12,849.	-22,858.
SCHEDULE K:			
INCOME (LOSS):			
ORDINARY TRADE/BUSINESS INCOME/LOSS	10,009.	-12,849.	-22,858.
DEDUCTIONS:			
SECTION 179 EXPENSE DEDUCTION	7,623.	0.	-7,623.
ADJUSTMENTS AND TAX PREFERENCES:			
DEPRECIATION ADJUSTMENT	650.	135.	-515.

## Two-Year Comparison - Partnership

2017

Name of partnership

Employer identification number

RANCHLAND CONCESSIONS LLC

47-5113175

Description	Prior Year	Current Year	Increase (Decrease)
OTHER:			
NONDEDUCTIBLE EXPENSES	16.	8.	-8.
DISTRIBUTIONS OF MONEY	150.	0.	-150.
SCHEDULE M-1:			
NET INCOME (LOSS) PER BOOKS	2,370.	-12,857.	-15,227.
TRAVEL AND ENTERTAINMENT	16.	8.	-8.
TOTAL- NET BOOK INC THROUGH EXPENSE	2,386.	-12,849.	-15,235.
INCOME (LOSS)	2,386.	-12,849.	-15,235.
SCHEDULE M-2:			
CAPITAL AT BEGINNING OF YEAR	-15,036.	-12,666.	2,370.
CAPITAL CONTRIBUTED DURING YEAR	0.	760,000.	760,000.
NET INCOME (LOSS) PER BOOKS	2,370.	-12,857.	-15,227.
TOTAL- BEGINNING CAP THROUGH INCR	-12,666.	734,477.	747,143.
CASH DISTRIBUTIONS	150.	0.	-150.
TOTAL- CASH CONT THROUGH OTHER DECR	150.	0.	-150.
CAPITAL BALANCE AT END OF YEAR	-12,816.	734,477.	747,293.



1065

Form  
Department of the Treasury  
Internal Revenue Service

## U.S. Return of Partnership Income

OMB No. 1545-0123

For calendar year 2017, or tax year beginning

, ending

EXTENSION GRANTED TO 09/17/18

2017

A Principal business activity

Name of partnership

D Employer identification  
number

SALES

RANCHLAND CONCESSIONS LLC

47-5113175

B Principal product or service

Number, street, and room or suite no. If a P.O. box, see the instructions.

E Date business started

213 N TENNESSEE STREET

09/17/2015

CONCESSIONS

City or town, state or province, country, and ZIP or foreign postal code

F Total assets

C Business code number

445299

MCKINNEY

TX 75069

\$ 1,021,319.

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return(6) ☐ Technical termination - also check (1) or (2)H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) ▶

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶

5

J Check if Schedules C and M-3 are attached ☐

Caution. Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a	262,915.	
	b Returns and allowances	1b		
	c Balance. Subtract line 1b from line 1a	1c	262,915.	
	2 Cost of goods sold (attach Form 1125-A)	2	148,124.	
	3 Gross profit. Subtract line 2 from line 1c	3	114,791.	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)	4		
	5 Net farm profit (loss) (attach Schedule F (Form 1040))	5		
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6		
Deductions (see the instructions for limitations)	7 Other income (loss) (attach statement)	7		
	8 Total income (loss). Combine lines 3 through 7	8	114,791.	
	9 Salaries and wages (other than to partners) (less employment credits)	9	82,875.	
	10 Guaranteed payments to partners	10		
	11 Repairs and maintenance	11	2,400.	
	12 Bad debts	12		
	13 Rent	13	13,000.	
	14 Taxes and licenses	14		
	15 Interest	15	1,007.	
	16 a Depreciation (if required, attach Form 4562)	16a	7,123.	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b		
	16c	7,123.		
	17 Depletion (Do not deduct oil and gas depletion.)	17		
	18 Retirement plans, etc.	18		
19 Employee benefit programs	19			
20 Other deductions (attach statement)	20	SEE STATEMENT 1	21,235.	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21	127,640.		
22 Ordinary business income (loss). Subtract line 21 from line 8	22	-12,849.		

Sign  
Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member

Date

May the IRS discuss this return  
with the preparer shown below  
(see instr.)? ☒ Yes ☐ NoPaid  
Preparer  
Use Only

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if  
self-employed

PTIN

TIMOTHY D. TARABA

P00674044

Firm's name ▶

ADAMI, LINDSEY &amp; COMPANY, LLP

Firm's EIN ▶ 75-1964770

Firm's address ▶ 123 N. CROCKETT STREET, SUITE 100

SHERMAN, TX 75090

Phone no. 903-892-2727

LHA For Paperwork Reduction Act Notice, see separate instructions.

Form 1065 (2017)

**Schedule B Other Information**

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a <input type="checkbox"/> Domestic general partnership	b <input type="checkbox"/> Domestic limited partnership				
c <input checked="" type="checkbox"/> Domestic limited liability company	d <input type="checkbox"/> Domestic limited liability partnership				
e <input type="checkbox"/> Foreign partnership	f <input type="checkbox"/> Other				
2 At any time during the tax year, was any partner in the partnership a disregarded entity, a partnership (including an entity treated as a partnership), a trust, an S corporation, an estate (other than an estate of a deceased partner), or a nominee or similar person?					X
3 At the end of the tax year:					
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership					X
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X	
4 At the end of the tax year, did the partnership:					
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below					X
(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock		
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital	
5 Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details					X
6 Does the partnership satisfy all four of the following conditions?					
a The partnership's total receipts for the tax year were less than \$250,000.					
b The partnership's total assets at the end of the tax year were less than \$ 1 million.					
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.					
d The partnership is not filing and is not required to file Schedule M-3					X
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.					
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?					X
8 During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
9 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
10 At any time during calendar year 2017, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country.					X

**Schedule B Other Information (continued)**

	Yes	No
<b>11</b> At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions		<b>X</b>
<b>12a</b> Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.		<b>X</b>
<b>b</b> Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		<b>X</b>
<b>c</b> Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		<b>X</b>
<b>13</b> Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year) <input type="checkbox"/>		
<b>14</b> At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		<b>X</b>
<b>15</b> If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached. See instructions		
<b>16</b> Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership.		<b>X</b>
<b>17</b> Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
<b>18a</b> Did you make any payments in 2017 that would require you to file Form(s) 1099? See instructions	<b>X</b>	
<b>b</b> If "Yes," did you or will you file required Form(s) 1099?	<b>X</b>	
<b>19</b> Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
<b>20</b> Enter the number of partners that are foreign governments under section 892.		
<b>21</b> During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		<b>X</b>
<b>22</b> Was the partnership a specified domestic entity required to file Form 8938 for the tax year (See the Instructions for Form 8938)?		<b>X</b>

**Designation of Tax Matters Partner** (see instructions)

Enter below the general partner or member-manager designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP	<b>STEVE CARLSON</b>	Identifying number of TMP	<b>454-41-8842</b>
If the TMP is an entity, name of TMP representative		Phone number of TMP	
Address of designated TMP	<b>1314 WINDHAVEN DR PLANO, TX 75094</b>		



<b>Schedule K Partners' Distributive Share Items</b>		<b>Total amount</b>	
<b>Income (Loss)</b>	1 Ordinary business income (loss) (page 1, line 22)	1	-12,849.
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3 a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends: a Ordinary dividends	6a	
	b Qualified dividends	6b	
	7 Royalties	7	
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
<b>Deductions</b>	9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b Collectibles (28%) gain (loss)	9b	
	c Unrecaptured section 1250 gain (attach statement)	9c	
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 Other income (loss) (see instructions) Type ▶	11	
	12 Section 179 deduction (attach Form 4562)	12	
	13 a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
	d Other deductions (see instructions) Type ▶	13d	
	<b>Self-Employment</b>	14 a Net earnings (loss) from self-employment	14a
b Gross farming or fishing income		14b	
c Gross nonfarm income		14c	
<b>Credits</b>	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
<b>Foreign Transactions</b>	16 a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Passive category ▶ e General category ▶ f Other ▶	16f	
	Deductions allocated and apportioned at partner level		
	g Interest expense ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partnership level to foreign source income		
	i Passive category ▶ j General category ▶ k Other ▶	16k	
	l Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/> ▶	16l	
	m Reduction in taxes available for credit (attach statement)	16m	
n Other foreign tax information (attach statement)			
<b>Alternative Minimum Tax (AMT) items</b>	17 a Post-1986 depreciation adjustment	17a	135.
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
<b>Other Information</b>	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	8.
	19 a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20 a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16l						<b>1</b>	<b>-12,849.</b>
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners			<b>-12,849.</b>				

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		<b>12,202.</b>		<b>151,552.</b>
2a Trade notes and accounts receivable			<b>73,301.</b>	
b Less allowance for bad debts				<b>73,301.</b>
3 Inventories				<b>76,966.</b>
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)	<b>STATEMENT 3</b>	<b>0.</b>		<b>9,274.</b>
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)	<b>STATEMENT 4</b>	<b>0.</b>		<b>264,941.</b>
9a Buildings and other depreciable assets	<b>63,889.</b>		<b>173,615.</b>	
b Less accumulated depreciation	<b>47,986.</b>	<b>15,903.</b>	<b>55,109.</b>	<b>118,506.</b>
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)			<b>289,565.</b>	
b Less accumulated amortization				<b>289,565.</b>
13 Other assets (attach statement)	<b>STATEMENT 5</b>	<b>0.</b>		<b>37,214.</b>
14 Total assets		<b>28,105.</b>		<b>1,021,319.</b>
<b>Liabilities and Capital</b>				
15 Accounts payable				<b>55,752.</b>
16 Mortgages, notes, bonds payable in less than 1 year				<b>121,000.</b>
17 Other current liabilities (attach statement)	<b>STATEMENT 6</b>	<b>6,497.</b>		<b>52,366.</b>
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)		<b>34,274.</b>		<b>28,764.</b>
b Mortgages, notes, bonds payable in 1 year or more				<b>28,960.</b>
20 Other liabilities (attach statement)				
21 Partners' capital accounts		<b>-12,666.</b>		<b>734,477.</b>
22 Total liabilities and capital		<b>28,105.</b>		<b>1,021,319.</b>

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

Note. The partnership may be required to file Schedule M-3 (see instructions).

1 Net income (loss) per books	<b>-12,857.</b>	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16l, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16l (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$ <b>8.</b>	<b>8.</b>	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	<b>-12,849.</b>
5 Add lines 1 through 4	<b>-12,849.</b>		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	<b>-12,666.</b>	6 Distributions: a Cash	
2 Capital contributed: a Cash	<b>760,000.</b>	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	<b>-12,857.</b>		<b>0.</b>
4 Other increases (itemize):	<b>0.</b>	8 Add lines 6 and 7	<b>0.</b>
5 Add lines 1 through 4	<b>734,477.</b>	9 Balance at end of year. Subtract line 8 from line 5	<b>734,477.</b>

**Cost of Goods Sold**

(Rev. October 2016)

▶ Attach to Form 1120, 1120-C, 1120-F, 1120S, 1065, or 1065-B.

OMB No. 1545-0123

Department of the Treasury  
Internal Revenue Service▶ Information about Form 1125-A and its instructions is at [www.irs.gov/form1125a](http://www.irs.gov/form1125a).

Name <b>RANCHLAND CONCESSIONS LLC</b>		Employer identification number <b>47-5113175</b>	
1	Inventory at beginning of year	1	
2	Purchases	2	<b>192,989.</b>
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule) <b>SEE STATEMENT 8</b>	5	<b>32,101.</b>
6	<b>Total.</b> Add lines 1 through 5	6	<b>225,090.</b>
7	Inventory at end of year	7	<b>76,966.</b>
8	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and on Form 1120, page 1, line 2 or the appropriate line of your tax return. See instructions	8	<b>148,124.</b>

9 a Check all methods used for valuing closing inventory:

(i) ☒ Cost

(ii) ☐ Lower of cost or market

(iii) ☐ Other (Specify method used and attach explanation) ▶

b Check if there was a writedown of subnormal goods ▶ ☐

c Check if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ▶ ☐

d If the LIFO inventory method was used for this tax year, enter amount of closing inventory computed under LIFO 9d

e If property is produced or acquired for resale, do the rules of Section 263A apply to the entity? See instructions ☐ Yes ☒ No

f Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☒ No

If "Yes," attach explanation.

For Paperwork Reduction Act Notice, see separate instructions.

Form 1125-A (Rev. 10-2016)

**SCHEDULE B-1  
(Form 1065)**(Rev. September 2017)  
Department of the Treasury  
Internal Revenue Service**Information on Partners Owning 50% or  
More of the Partnership**

▶ Attach to Form 1065.

▶ Go to [www.irs.gov/Form1065](http://www.irs.gov/Form1065) for the latest information.

OMB No. 1545-0123

Name of partnership

Employer identification number

**RANCHLAND CONCESSIONS LLC****47-5113175****Part I Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

**Part II Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
ROBERT MATT HAMILTON	441-92-6474	UNITED STATES	70.00

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)



**Depreciation and Amortization**  
(Including Information on Listed Property) OTHER**2017**Attachment  
Sequence No. 179

▶ Attach to your tax return.

▶ Go to [www.irs.gov/Form4562](http://www.irs.gov/Form4562) for instructions and the latest information.

Name(s) shown on return

Business or activity to which this form relates

Identifying number

**RANGLAND CONCESSIONS LLC****47-5113175****Part I Election To Expense Certain Property Under Section 179** Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation	3	
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2016 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2018. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property.)**

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year	14	634.
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	

**Part III MACRS Depreciation (Don't include listed property.) (See instructions.)****Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2017	17	6,362.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

**Section B - Assets Placed in Service During 2017 Tax Year Using the General Depreciation System**

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property		634.	5 YRS.	HY	200DB	127.
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property	/		27.5 yrs.	MM	S/L	
	/		27.5 yrs.	MM	S/L	
i Nonresidential real property	/		39 yrs.	MM	S/L	
	/			MM	S/L	

**Section C - Assets Placed in Service During 2017 Tax Year Using the Alternative Depreciation System**

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year	/		40 yrs.	MM	S/L	

**Part IV Summary (See instructions.)**

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instr.	22	7,123.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

**Part V****Listed Property** (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)**Note:** For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.**Section A - Depreciation and Other Information** (Caution: See the instructions for limits for passenger automobiles.)**24a** Do you have evidence to support the business/investment use claimed? ☐ **Yes** ☐ **No** **24b** If "Yes," is the evidence written? ☐ **Yes** ☐ **No**

(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost
--	-------------------------------------	--	-------------------------------	--	---------------------------	------------------------------	----------------------------------	---------------------------------------

**25** Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use **25****26** Property used more than 50% in a qualified business use:**27** Property used 50% or less in a qualified business use:**28** Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 **28****29** Add amounts in column (i), line 26. Enter here and on line 7, page 1 **29****Section B - Information on Use of Vehicles**

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle	(b) Vehicle	(c) Vehicle	(d) Vehicle	(e) Vehicle	(f) Vehicle
<b>30</b> Total business/investment miles driven during the year (don't include commuting miles)						
<b>31</b> Total commuting miles driven during the year						
<b>32</b> Total other personal (noncommuting) miles driven						
<b>33</b> Total miles driven during the year. Add lines 30 through 32						
<b>34</b> Was the vehicle available for personal use during off-duty hours?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
<b>35</b> Was the vehicle used primarily by a more than 5% owner or related person?						
<b>36</b> Is another vehicle available for personal use?						

**Section C - Questions for Employers Who Provide Vehicles for Use by Their Employees**

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons.

<b>37</b> Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?	Yes	No
<b>38</b> Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
<b>39</b> Do you treat all use of vehicles by employees as personal use?		
<b>40</b> Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
<b>41</b> Do you meet the requirements concerning qualified automobile demonstration use?		

**Note:** If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.**Part VI** Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
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**42** Amortization of costs that begins during your 2017 tax year:**43** Amortization of costs that began before your 2017 tax year **43****44** Total. Add amounts in column (f). See the instructions for where to report **44**

**Asset Acquisition Statement  
Under Section 1060**

▶ Attach to your income tax return.

▶ Information about Form 8594 and its separate instructions is at [www.irs.gov/form8594](http://www.irs.gov/form8594)

OMB No. 1545-1021

Attachment  
Sequence No. **169**

Name as shown on return <b>RANCHLAND CONCESSIONS LLC</b>	Identifying number as shown on return <b>47-5113175</b>
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Check the box that identifies you:

☒ Purchaser ☐ Seller**Part I General Information**

1 Name of other party to the transaction <b>LOCAL YOCAL INC</b>	Other party's identifying number <b>27-3458772</b>
--	---

Address (number, street, and room or suite no.)

**213 N TENNESSEE ST**

City or town, state, and ZIP code

**MCKINNEY, TX 75069**

2 Date of sale <b>12/31/17</b>	3 Total sales price (consideration) <b>428,960.</b>
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**Part II Original Statement of Assets Transferred**

4 Assets	Aggregate fair market value (actual amount for Class I)	Allocation of sales price
Class I	\$ 0.	\$ 0.
Class II	\$ 0.	\$ 0.
Class III	\$ 7,676.	\$ 7,676.
Class IV	\$ 76,966.	\$ 76,966.
Class V	\$ 54,753.	\$ 54,753.
Class VI and VII	\$ 289,565.	\$ 289,565.
Total	\$ 428,960.	\$ 428,960.

5 Did the purchaser and seller provide for an allocation of the sales price in the sales contract or in another written document signed by both parties? ☒ Yes ☐ No

If "Yes," are the aggregate fair market values (FMV) listed for each of asset Classes I, II, III, IV, V, VI, and VII the amounts agreed upon in your sales contract or in a separate written document? ☒ Yes ☐ No

6 In the purchase of the group of assets (or stock), did the purchaser also purchase a license or a covenant not to compete, or enter into a lease agreement, employment contract, management contract, or similar arrangement with the seller (or managers, directors, owners, or employees of the seller)? ☐ Yes ☒ No

If "Yes," attach a statement that specifies (a) the type of agreement and (b) the maximum amount of consideration (not including interest) paid or to be paid under the agreement. See instructions.

**Part III Supplemental Statement** - Complete only if amending an original statement or previously filed supplemental statement because of an increase or decrease in consideration.**7** Tax year and tax return form number with which the original Form 8594 and any supplemental statements were filed.

<b>8</b> Assets	Allocation of sales price as previously reported	Increase or (decrease)	Redetermined allocation of sales price
Class I	\$	\$	\$
Class II	\$	\$	\$
Class III	\$	\$	\$
Class IV	\$	\$	\$
Class V	\$	\$	\$
Class VI and VII	\$	\$	\$
Total	\$		\$

**9** Reason(s) for increase or decrease. Attach additional sheets if more space is needed.

*DRAFT*



**Application for Automatic Extension of Time To File Certain  
Business Income Tax, Information, and Other Returns**

OMB No. 1545-0233

► **File a separate application for each return.**  
► **Go to [www.irs.gov/Form7004](http://www.irs.gov/Form7004) for instructions and the latest information.**

**Print  
or  
Type**

Name  <b>RANCHLAND CONCESSIONS LLC</b> <small>Number, street, and room or suite no. (If P.O. box, see instructions.)</small> <b>213 N TENNESSEE STREET</b> <small>City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code)).</small> <b>MCKINNEY, TX 75069</b>	Identifying number  <b>47-5113175</b>
--	---

**Note:** File request for extension by the due date of the return. See instructions before completing this form.

**Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.**

**1** Enter the form code for the return listed below that this application is for **09**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND	19
Form 706-GS(T)	02	Form 1120-ND (section 4951 taxes)	20
Form 1041 (bankruptcy estate only)	03	Form 1120-PC	21
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-POL	22
Form 1041 (trust)	05	Form 1120-REIT	23
Form 1041-N	06	Form 1120-RIC	24
Form 1041-QFT	07	Form 1120S	25
Form 1042	08	Form 1120-SF	26
Form 1065	09	Form 3520-A	27
Form 1065-B	10	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36

**Part II All Filers Must Complete This Part**

- 2** If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3** If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐  
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4** If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here ☐
- 5a** The application is for calendar year 2017, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_
- b Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return  
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (see instructions - attach explanation)

<b>6</b> Tentative total tax	<b>6</b>	0.
<b>7</b> Total payments and credits (see instructions)	<b>7</b>	
<b>8</b> Balance due. Subtract line 7 from line 6 (see instructions)	<b>8</b>	0.

LHA For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form **7004** (Rev. 12-2017)

FORM 1065	OTHER DEDUCTIONS	STATEMENT	1
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DESCRIPTION	AMOUNT
ADVERTISING	206.
AUTOMOBILE AND TRUCK EXPENSE	557.
BANK CHARGES	214.
EQUIPMENT RENTAL	3,488.
LEGAL & PROFESSIONAL FEES	10,454.
MEALS AND ENTERTAINMENT	9.
MISCELLANEOUS	115.
PERMITS AND FEES	43.
POSTAGE	20.
SUPPLIES	78.
TOOLS & EQUIPMENT	3,589.
UNIFORMS	53.
UTILITIES	2,409.
TOTAL TO FORM 1065, LINE 20	21,235.

SCHEDULE K	NONDEDUCTIBLE EXPENSE	STATEMENT	2
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DESCRIPTION	AMOUNT
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	8.
TOTAL TO SCHEDULE K, LINE 18C	8.

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT	3
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
CUSTOMER ACCOUNTS DUE	0.	3,294.
PREPAID EXPENSES	0.	5,980.
TOTAL TO SCHEDULE L, LINE 6	0.	9,274.

SCHEDULE L	OTHER INVESTMENTS	STATEMENT	4
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
INVESTMENT IN 350 E LOUISIANA, LP	0.	264,941.
TOTAL TO SCHEDULE L, LINE 8	0.	264,941.

SCHEDULE L	OTHER ASSETS	STATEMENT	5
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
NOTE RECEIVABLE	0.	37,214.
TOTAL TO SCHEDULE L, LINE 13	0.	37,214.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT	6
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
ACCRUED EXPENSES	0.	12,987.
CREDIT CARD	0.	3,988.
GIFT CARDS	0.	35,391.
STATE ACCRUED TAX	6,497.	
TOTAL TO SCHEDULE L, LINE 17	6,497.	52,366.



FORM 1065

## PARTNERS' CAPITAL ACCOUNT SUMMARY

STATEMENT 7

PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	-8,866.		-9,000.		-17,866.
2	-3,800.		-3,857.		-7,657.
3	0.	250,000.	0.		250,000.
4	0.	250,000.	0.		250,000.
5	0.	260,000.	0.		260,000.
TOTAL	-12,666.	760,000.	-12,857.		734,477.

FORM 1125-A

OTHER COSTS

STATEMENT 8

## DESCRIPTION

## AMOUNT

FOOD SERVICE SUPPLIES

24,570.

FREIGHT &amp; DELIVERY

455.

MERCHANT ACCOUNT FEES

7,076.

TOTAL TO LINE 5

32,101.

DRAFT

Schedule K-1  
(Form 1065)Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning

ending

**Partner's Share of Income, Deductions,  
Credits, etc.**

▶ See separate instructions.

**Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items**

1 Ordinary business income (loss) -8,994.	15 Credits
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	A 95.
7 Royalties	
8 Net short-term capital gain (loss)	18 Tax-exempt income and nondeductible expenses
9a Net long-term capital gain (loss)	C* 6.
9b Collectibles (28%) gain (loss)	19 Distributions
9c Unrecaptured sec 1250 gain	20 Other information
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	A 0.

\*See attached statement for additional information.

For IRS Use Only

**Part I Information About the Partnership**A Partnership's employer identification number  
47-5113175

B Partnership's name, address, city, state, and ZIP code

RANCHLAND CONCESSIONS LLC  
213 N TENNESSEE STREET  
MCKINNEY, TX 75069C IRS Center where partnership filed return  
E-FILED ☐ Check if this is a publicly traded partnership (PTP)**Part II Information About the Partner**E Partner's identifying number  
441-92-6474

F Partner's name, address, city, state, and ZIP code

ROBERT MATT HAMILTON  
207 BYRNE STREET  
MCKINNEY, TX 75069G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? INDIVIDUAL

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

K Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	70.0000000%	57.5000000%
Loss	70.0000000%	57.5000000%
Capital	70.0000000%	0.0000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	119,645.
Qualified nonrecourse financing	\$	
Recourse	\$	0.

L Partner's capital account analysis:

Beginning capital account	\$	-8,866.
Capital contributed during the year	\$	
Current year increase (decrease)	\$	-9,000.
Withdrawals & distributions	\$	
Ending capital account	\$	-17,866.

☒ Tax basis ☐ GAAP ☐ Section 704(b) book  
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

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SCHEDULE K-1                      NONDEDUCTIBLE EXPENSES, BOX 18, CODE C

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DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	NONDEDUCTIBLE PORTION	6.
TOTAL TO SCHEDULE K-1, BOX 18, CODE C		6.

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SCHEDULE K-1                      CURRENT YEAR INCREASES (DECREASES)

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DESCRIPTION	AMOUNT	TOTALS
ORDINARY INCOME (LOSS)	-8,994.	
SCHEDULE K-1 INCOME SUBTOTAL		-8,994.
NET INCOME (LOSS) PER SCHEDULE K-1		-8,994.
NONDEDUCTIBLE EXPENSES	-6.	
OTHER INCREASES OR DECREASES SUBTOTAL		-6.
TOTAL TO SCHEDULE K-1, ITEM L		-9,000.

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (j)
2. Net rental real estate income (loss)	See the Partner's Instructions
3. Other net rental income (loss)	
Net income	Schedule E, line 28, column (g)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (j)
5. Interest income	Form 1040, line 8a
6a. Ordinary dividends	Form 1040, line 9a
6b. Qualified dividends	Form 1040, line 9b
7. Royalties	Schedule E, line 4
8. Net short-term capital gain (loss)	Schedule D, line 5
9a. Net long-term capital gain (loss)	Schedule D, line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)
9c. Unrecaptured section 1250 gain	See the Partner's Instructions
10. Net section 1231 gain (loss)	See the Partner's Instructions
11. Other income (loss)	
Code	
A Other portfolio income (loss)	See the Partner's Instructions
B Involuntary conversions	See the Partner's Instructions
C Sec. 1256 contracts & straddles	Form 6781, line 1
D Mining exploration costs recapture	See Pub. 535
E Cancellation of debt	Form 1040, line 21 or Form 982
F Other income (loss)	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (50%)	See the Partner's Instructions
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	
F Capital gain property (20%)	Form 4952, line 1
G Contributions (100%)	Schedule E, line 19
H Investment interest expense	See the Partner's Instructions
I Deductions - royalty income	Schedule A, line 23
J Section 59(e)(2) expenditures	Schedule A, line 28
K Deductions - portfolio (2% floor)	Schedule A, line 1 or Form 1040, line 29
L Deductions - portfolio (other)	See the Partner's Instructions
M Amounts paid for medical insurance	Form 2441, line 12
N Educational assistance benefits	See the Partner's Instructions
O Dependent care benefits	See the Partner's Instructions
P Preproductive period expenses	See the Partner's Instructions
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions
R Pensions and IRAs	See the Partner's Instructions
S Reforestation expense deduction	See the Partner's Instructions
T Domestic production activities information	See Form 8903 Instructions
U Qualified production activities income	Form 8903, line 7b
V Employer's Form W-2 wages	Form 8903, line 17
W Other deductions	See the Partner's Instructions

14. Self-employment earnings (loss)

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

A Net earnings (loss) from self-employment	Schedule SE, Section A or B
B Gross farming or fishing income	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions

15. Credits

A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
D Low-income housing credit (other) from post-2007 buildings	
E Qualified rehabilitation expenditures (rental real estate)	
F Other rental real estate credits	Form 1040, line 73; check box a
G Other rental credits	
H Undistributed capital gains credit	See the Partner's Instructions
I Biofuel producer credit	
J Work opportunity credit	
K Disabled access credit	

Code	Report on
L Empowerment zone employment credit	See the Partner's Instructions
M Credit for increasing research activities	
N Credit for employer social security and Medicare taxes	
O Backup withholding	
P Other credits	
16. Foreign transactions	
A Name of country or U.S. possession	Form 1116, Part I
B Gross income from all sources	
C Gross income sourced at partner level	
Foreign gross income sourced at partnership level	
D Passive category	Form 1116, Part I
E General category	
F Other	
Deductions allocated and apportioned at partner level	
G Interest expense	Form 1116, Part I
H Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
I Passive category	Form 1116, Part I
J General category	
K Other	
Other information	
L Total foreign taxes paid	Form 1116, Part II
M Total foreign taxes accrued	Form 1116, Part II
N Reduction in taxes available for credit	Form 1116, line 12
O Foreign trading gross receipts	Form 8873
P Extraterritorial income exclusion	Form 8873
Q Other foreign transactions	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	See the Partner's Instructions and the instructions for Form 6251
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal - gross income	
E Oil, gas, & geothermal - deductions	
F Other AMT items	
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	Form 1040, line 8b
B Other tax-exempt income	See the Partner's Instructions
C Nondeductible expenses	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	See the Partner's Instructions
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	Form 4952, line 4a
B Investment expenses	Form 4952, line 5
C Fuel tax credit information	Form 4136
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
E Basis of energy property	See the Partner's Instructions
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
G Recapture of low-income housing credit (other)	Form 8611, line 8
H Recapture of investment credit	See Form 4255
I Recapture of other credits	See the Partner's Instructions
J Look-back interest - completed long-term contracts	See Form 8697
K Look-back interest - income forecast method	See Form 8866
L Dispositions of property with section 179 deductions	See the Partner's Instructions
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O Section 453(i)(3) information	
P Section 453(a)(c) information	
Q Section 1260(b) information	
R Interest allocable to production expenditures	
S CCF nonqualified withdrawals	
T Depletion information - oil and gas	
U Reserved	
V Unrelated business taxable income	
W Precontribution gain (loss)	
X Section 108(i) information	
Y Net investment income	
Z Other information	

**Schedule K-1**  
(Form 1065)  
Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning

ending

**Partner's Share of Income, Deductions, Credits, etc.**

▶ See separate instructions.

**Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items**

1 Ordinary business income (loss)	15 Credits
-3,855.	
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
	A 40.
6b Qualified dividends	
7 Royalties	18 Tax-exempt income and nondeductible expenses
	C* 2.
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	19 Distributions
9c Unrecaptured sec 1250 gain	20 Other information
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	
A 0.	

\*See attached statement for additional information.

For IRS Use Only

**Part I Information About the Partnership**

A Partnership's employer identification number  
47-5113175

B Partnership's name, address, city, state, and ZIP code

RANCHLAND CONCESSIONS LLC  
213 N TENNESSEE STREET  
MCKINNEY, TX 75069

C IRS Center where partnership filed return  
E-FILE

D ☐ Check if this is a publicly traded partnership (PTP)

**Part II Information About the Partner**

E Partner's identifying number  
454-41-8842

F Partner's name, address, city, state, and ZIP code

STEVE CARLSON  
1314 WINDHAVEN DR  
PLANO, TX 75094

G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC member

H ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? INDIVIDUAL

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	30.0000000%	20.2000000%
Loss	30.0000000%	20.2000000%
Capital	30.0000000%	0.0000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	42,032.
Qualified nonrecourse financing	\$	
Recourse	\$	78,764.

L Partner's capital account analysis:

Beginning capital account	\$	-3,800.
Capital contributed during the year	\$	
Current year increase (decrease)	\$	-3,857.
Withdrawals & distributions	\$(	
Ending capital account	\$	-7,657.

☒ Tax basis ☐ GAAP ☐ Section 704(b) book  
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

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SCHEDULE K-1                      NONDEDUCTIBLE EXPENSES, BOX 18, CODE C

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DESCRIPTION	PARTNER FILING INSTRUCTIONS	AMOUNT
EXCLUDED MEALS AND ENTERTAINMENT EXPENSES	NONDEDUCTIBLE PORTION	2.
TOTAL TO SCHEDULE K-1, BOX 18, CODE C		2.

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SCHEDULE K-1                      CURRENT YEAR INCREASES (DECREASES)

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DESCRIPTION	AMOUNT	TOTALS
ORDINARY INCOME (LOSS)	-3,855.	
SCHEDULE K-1 INCOME SUBTOTAL		-3,855.
NET INCOME (LOSS) PER SCHEDULE K-1		-3,855.
NONDEDUCTIBLE EXPENSES	-2.	
OTHER INCREASES OR DECREASES SUBTOTAL		-2.
TOTAL TO SCHEDULE K-1, ITEM L		-3,857.

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (j)
2. Net rental real estate income (loss)	See the Partner's Instructions
3. Other net rental income (loss)	
Net income	Schedule E, line 28, column (g)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (j)
5. Interest income	Form 1040, line 8a
6a. Ordinary dividends	Form 1040, line 9a
6b. Qualified dividends	Form 1040, line 9b
7. Royalties	Schedule E, line 4
8. Net short-term capital gain (loss)	Schedule D, line 5
9a. Net long-term capital gain (loss)	Schedule D, line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)
9c. Unrecaptured section 1250 gain	See the Partner's Instructions
10. Net section 1231 gain (loss)	See the Partner's Instructions
11. Other income (loss)	
Code	
A Other portfolio income (loss)	See the Partner's Instructions
B Involuntary conversions	See the Partner's Instructions
C Sec. 1256 contracts & straddles	Form 6781, line 1
D Mining exploration costs recapture	See Pub. 535
E Cancellation of debt	Form 1040, line 21 or Form 982
F Other income (loss)	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (50%)	See the Partner's Instructions
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	
F Capital gain property (20%)	Form 4952, line 1
G Contributions (100%)	
H Investment interest expense	Schedule E, line 19
I Deductions - royalty income	See the Partner's Instructions
J Section 59(e)(2) expenditures	Schedule A, line 23
K Deductions - portfolio (2% floor)	Schedule A, line 28
L Deductions - portfolio (other)	Schedule A, line 1 or Form 1040, line 29
M Amounts paid for medical insurance	See the Partner's Instructions
N Educational assistance benefits	Form 2441, line 12
O Dependent care benefits	See the Partner's Instructions
P Preproductive period expenses	See Form 8582 Instructions
Q Commercial revitalization deduction from rental real estate activities	See the Partner's Instructions
R Pensions and IRAs	See the Partner's Instructions
S Reforestation expense deduction	See Form 8903 Instructions
T Domestic production activities information	Form 8903, line 7b
U Qualified production activities income	Form 8903, line 17
V Employer's Form W-2 wages	See the Partner's Instructions
W Other deductions	

14. Self-employment earnings (loss)

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

A Net earnings (loss) from self-employment	Schedule SE, Section A or B
B Gross farming or fishing income	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions

15. Credits

A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
D Low-income housing credit (other) from post-2007 buildings	
E Qualified rehabilitation expenditures (rental real estate)	
F Other rental real estate credits	Form 1040, line 73; check box 4
G Other rental credits	
H Undistributed capital gains credit	See the Partner's Instructions
I Biofuel producer credit	
J Work opportunity credit	
K Disabled access credit	

Code	Report on
L Empowerment zone employment credit	See the Partner's Instructions
M Credit for increasing research activities	
N Credit for employer social security and Medicare taxes	
O Backup withholding	
P Other credits	
16. Foreign transactions	
A Name of country or U.S. possession	Form 1116, Part I
B Gross income from all sources	
C Gross income sourced at partner level	
Foreign gross income sourced at partnership level	
D Passive category	Form 1116, Part I
E General category	
F Other	
Deductions allocated and apportioned at partner level	
G Interest expense	Form 1116, Part I
H Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
I Passive category	Form 1116, Part I
J General category	
K Other	
Other information	
L Total foreign taxes paid	Form 1116, Part II
M Total foreign taxes accrued	Form 1116, Part II
N Reduction in taxes available for credit	Form 1116, line 12
O Foreign trading gross receipts	Form 8873
P Extraterritorial income exclusion	Form 8873
Q Other foreign transactions	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 8251
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal - gross income	
E Oil, gas, & geothermal - deductions	
F Other AMT items	
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	Form 1040, line 8b
B Other tax-exempt income	See the Partner's Instructions
C Nondeductible expenses	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	See the Partner's Instructions
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	Form 4952, line 4a
B Investment expenses	Form 4952, line 5
C Fuel tax credit information	Form 4136
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
E Basis of energy property	See the Partner's Instructions
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
G Recapture of low-income housing credit (other)	Form 8611, line 8
H Recapture of investment credit	See Form 4255
I Recapture of other credits	See the Partner's Instructions
J Look-back interest - completed long-term contracts	See Form 8697
K Look-back interest - income forecast method	See Form 8666
L Dispositions of property with section 179 deductions	See the Partner's Instructions
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O Section 453(j)(3) information	
P Section 453A(c) information	
Q Section 1260(b) information	
R Interest allocable to production expenditures	
S CCF nonqualified withdrawals	
T Depletion information - oil and gas	
U Reserved	
V Unrelated business taxable income	
W Precontribution gain (loss)	
X Section 108(i) information	
Y Net investment income	
Z Other information	

Schedule K-1  
(Form 1065)Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning

ending

Partner's Share of Income, Deductions,  
Credits, etc.

▶ See separate instructions.

Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items

1 Ordinary business income (loss)	15 Credits
0.	
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
7 Royalties	18 Tax-exempt income and nondeductible expenses
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	19 Distributions
9c Unrecaptured sec 1250 gain	20 Other information
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	
A 0.	

\*See attached statement for additional information.

For IRS Use Only

## Part I Information About the Partnership

A Partnership's employer identification number  
47-5113175

B Partnership's name, address, city, state, and ZIP code

RANCHLAND CONCESSIONS LLC  
213 N TENNESSEE STREET  
MCKINNEY, TX 75069C IRS Center where partnership filed return  
E-FILED ☐ Check if this is a publicly traded partnership (PTP)

## Part II Information About the Partner

E Partner's identifying number  
451-84-8048

F Partner's name, address, city, state, and ZIP code

PAUL POGUE  
1512 BRAY CENTRAL DR  
MCKINNEY, TX 75069G ☐ General partner or LLC member-manager ☒ Limited partner or other LLC memberH ☒ Domestic partner ☐ Foreign partner

I What type of entity is this partner? INDIVIDUAL

J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here ☐

J Partner's share of profit, loss, and capital:

	Beginning	Ending
Profit	0.0000000%	5.6000000%
Loss	0.0000000%	5.6000000%
Capital	0.0000000%	32.9000000%

K Partner's share of liabilities at year end:

Nonrecourse	\$	11,652.
Qualified nonrecourse financing	\$	
Recourse	\$	0.

L Partner's capital account analysis:

Beginning capital account	\$	
Capital contributed during the year	\$	250,000.
Current year increase (decrease)	\$	0.
Withdrawals & distributions	\$(	
Ending capital account	\$	250,000.

☒ Tax basis ☐ GAAP ☐ Section 704(b) book  
☐ Other (explain)

M Did the partner contribute property with a built-in gain or loss?

☐ Yes ☒ No

If "Yes," attach statement (see instructions)

This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (j)
2. Net rental real estate income (loss)	See the Partner's Instructions
3. Other net rental income (loss)	
Net income	Schedule E, line 28, column (g)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (j)
5. Interest income	Form 1040, line 8a
6a. Ordinary dividends	Form 1040, line 9a
6b. Qualified dividends	Form 1040, line 9b
7. Royalties	Schedule E, line 4
8. Net short-term capital gain (loss)	Schedule D, line 5
9a. Net long-term capital gain (loss)	Schedule D, line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)
9c. Unrecaptured section 1250 gain	See the Partner's Instructions
10. Net section 1231 gain (loss)	See the Partner's Instructions
11. Other income (loss)	
Code	
A Other portfolio income (loss)	See the Partner's Instructions
B Involuntary conversions	See the Partner's Instructions
C Sec. 1256 contracts & straddles	Form 6781, line 1
D Mining exploration costs recapture	See Pub. 535
E Cancellation of debt	Form 1040, line 21 or Form 982
F Other income (loss)	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (50%)	See the Partner's Instructions
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	
F Capital gain property (20%)	Form 4952, line 1
G Contributions (100%)	Schedule E, line 19
H Investment interest expense	See the Partner's Instructions
I Deductions - royalty income	Schedule A, line 23
J Section 59(e)(2) expenditures	Schedule A, line 28
K Deductions - portfolio (2% floor)	Schedule A, line 1 or Form 1040, line 29
L Deductions - portfolio (other)	See the Partner's Instructions
M Amounts paid for medical insurance	Form 2441, line 12
N Educational assistance benefits	See the Partner's Instructions
O Dependent care benefits	See the Partner's Instructions
P Preproductive period expenses	See the Partner's Instructions
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions
R Pensions and IRAs	See the Partner's Instructions
S Reforestation expense deduction	See the Partner's Instructions
T Domestic production activities information	See Form 8903 Instructions
U Qualified production activities income	Form 8903, line 7b
V Employer's Form W-2 wages	Form 8903, line 17
W Other deductions	See the Partner's Instructions

14. Self-employment earnings (loss)

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

A Net earnings (loss) from self-employment	Schedule SE, Section A or B
B Gross farming or fishing income	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions

15. Credits

A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
D Low-income housing credit (other) from post-2007 buildings	
E Qualified rehabilitation expenditures (rental real estate)	
F Other rental real estate credits	Form 1040, line 73; check box a
G Other rental credits	
H Undistributed capital gains credit	See the Partner's Instructions
I Biofuel producer credit	
J Work opportunity credit	
K Disabled access credit	

Code	Report on
L Empowerment zone employment credit	See the Partner's Instructions
M Credit for increasing research activities	
N Credit for employer social security and Medicare taxes	
O Backup withholding	
P Other credits	
16. Foreign transactions	
A Name of country or U.S. possession	Form 1116, Part I
B Gross income from all sources	
C Gross income sourced at partner level	
Foreign gross income sourced at partnership level	
D Passive category	Form 1116, Part I
E General category	
F Other	
Deductions allocated and apportioned at partner level	
G Interest expense	Form 1116, Part I
H Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
I Passive category	Form 1116, Part I
J General category	
K Other	
Other information	
L Total foreign taxes paid	Form 1116, Part II
M Total foreign taxes accrued	Form 1116, Part II
N Reduction in taxes available for credit	Form 1116, line 12
O Foreign trading gross receipts	Form 8873
P Extraterritorial income exclusion	Form 8873
Q Other foreign transactions	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal - gross income	
E Oil, gas, & geothermal - deductions	
F Other AMT items	
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	Form 1040, line 8b
B Other tax-exempt income	See the Partner's Instructions
C Nondeductible expenses	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	See the Partner's Instructions
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	Form 4952, line 4a
B Investment expenses	Form 4952, line 5
C Fuel tax credit information	Form 4136
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
E Basis of energy property	See the Partner's Instructions
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
G Recapture of low-income housing credit (other)	Form 8611, line 8
H Recapture of investment credit	See Form 4255
I Recapture of other credits	See the Partner's Instructions
J Look-back interest - completed long-term contracts	See Form 8697
K Look-back interest - income forecast method	See Form 8866
L Dispositions of property with section 179 deductions	See the Partner's Instructions
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O Section 453(j)(3) information	
P Section 453A(c) information	
Q Section 1260(b) information	
R Interest allocable to production expenditures	
S CCF nonqualified withdrawals	
T Depletion information - oil and gas	
U Reserved	
V Unrelated business taxable income	
W Precontribution gain (loss)	
X Section 108(i) information	
Y Net investment income	
Z Other information	

Schedule K-1  
(Form 1065)Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning

ending

**Partner's Share of Income, Deductions,  
Credits, etc.**

▶ See separate instructions.

<b>Part I Information About the Partnership</b>	
A Partnership's employer identification number <b>47-5113175</b>	
B Partnership's name, address, city, state, and ZIP code <b>RANCHLAND CONCESSIONS LLC 213 N TENNESSEE STREET MCKINNEY, TX 75069</b>	
C IRS Center where partnership filed return <b>E-FILE</b>	
D <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)	
<b>Part II Information About the Partner</b>	
E Partner's identifying number <b>203-52-1753</b>	
F Partner's name, address, city, state, and ZIP code <b>STEVEN BOYD 505 ROUEN DR MCKINNEY, TX 75069</b>	
G <input type="checkbox"/> General partner or LLC member-manager	<input checked="" type="checkbox"/> Limited partner or other LLC member
H <input checked="" type="checkbox"/> Domestic partner	<input type="checkbox"/> Foreign partner
I What type of entity is this partner? <b>INDIVIDUAL</b>	
J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>	
J Partner's share of profit, loss, and capital:	
	Beginning                      Ending
Profit	0.0000000%                      7.1000000%
Loss	0.0000000%                      7.1000000%
Capital	0.0000000%                      32.9000000%
K Partner's share of liabilities at year end:	
Nonrecourse	\$ 14,774.
Qualified nonrecourse financing	\$
Recourse	\$ 0.
L Partner's capital account analysis:	
Beginning capital account	\$
Capital contributed during the year	\$ 250,000.
Current year increase (decrease)	\$ 0.
Withdrawals & distributions	\$
Ending capital account	\$ 250,000.
<input checked="" type="checkbox"/> Tax basis <input type="checkbox"/> GAAP <input type="checkbox"/> Section 704(b) book <input type="checkbox"/> Other (explain)	
M Did the partner contribute property with a built-in gain or loss?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes," attach statement (see instructions)	

**Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items**

1 Ordinary business income (loss) <b>0.</b>	15 Credits
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
7 Royalties	18 Tax-exempt income and nondeductible expenses
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	19 Distributions
9b Collectibles (28%) gain (loss)	
9c Unrecaptured sec 1250 gain	20 Other information
10 Net section 1231 gain (loss)	
11 Other income (loss)	
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	
A <b>0.</b>	

\*See attached statement for additional information.

For IRS Use Only



This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (j)
2. Net rental real estate income (loss)	See the Partner's Instructions
3. Other net rental income (loss)	
Net income	Schedule E, line 28, column (g)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (j)
5. Interest income	Form 1040, line 8a
6a. Ordinary dividends	Form 1040, line 9a
6b. Qualified dividends	Form 1040, line 9b
7. Royalties	Schedule E, line 4
8. Net short-term capital gain (loss)	Schedule D, line 5
9a. Net long-term capital gain (loss)	Schedule D, line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)
9c. Unrecaptured section 1250 gain	See the Partner's Instructions
10. Net section 1231 gain (loss)	See the Partner's Instructions
11. Other income (loss)	
Code	
A Other portfolio income (loss)	See the Partner's Instructions
B Involuntary conversions	See the Partner's Instructions
C Sec. 1256 contracts & straddles	Form 6781, line 1
D Mining exploration costs recapture	See Pub. 535
E Cancellation of debt	Form 1040, line 21 or Form 982
F Other income (loss)	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (50%)	See the Partner's Instructions
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	
F Capital gain property (20%)	Form 4952, line 1
G Contributions (100%)	
H Investment interest expense	Schedule E, line 19
I Deductions - royalty income	See the Partner's Instructions
J Section 59(e)(2) expenditures	Schedule A, line 23
K Deductions - portfolio (2% floor)	Schedule A, line 28
L Deductions - portfolio (other)	Schedule A, line 1 or Form 1040, line 29
M Amounts paid for medical insurance	See the Partner's Instructions
N Educational assistance benefits	See the Partner's Instructions
O Dependent care benefits	Form 2441, line 12
P Preproductive period expenses	See the Partner's Instructions
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions
R Pensions and IRAs	See the Partner's Instructions
S Reforestation expense deduction	See the Partner's Instructions
T Domestic production activities information	See Form 8903 Instructions
U Qualified production activities income	Form 8903, line 7b
V Employer's Form W-2 wages	Form 8903, line 17
W Other deductions	See the Partner's Instructions

14. Self-employment earnings (loss)

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

A Net earnings (loss) from self-employment	Schedule SE, Section A or B
B Gross farming or fishing income	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions

15. Credits

A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
D Low-income housing credit (other) from post-2007 buildings	
E Qualified rehabilitation expenditures (rental real estate)	
F Other rental real estate credits	Form 1040, line 73; check box 4
G Other rental credits	
H Undistributed capital gains credit	See the Partner's Instructions
I Biofuel producer credit	
J Work opportunity credit	
K Disabled access credit	

Code	Report on
L Empowerment zone employment credit	See the Partner's Instructions
M Credit for increasing research activities	
N Credit for employer social security and Medicare taxes	
O Backup withholding	
P Other credits	
16. Foreign transactions	
A Name of country or U.S. possession	Form 1116, Part I
B Gross income from all sources	
C Gross income sourced at partner level	
Foreign gross income sourced at partnership level	
D Passive category	Form 1116, Part I
E General category	
F Other	
Deductions allocated and apportioned at partner level	
G Interest expense	Form 1116, Part I
H Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
I Passive category	Form 1116, Part I
J General category	
K Other	
Other information	
L Total foreign taxes paid	Form 1116, Part II
M Total foreign taxes accrued	Form 1116, Part II
N Reduction in taxes available for credit	Form 1116, line 12
O Foreign trading gross receipts	Form 8873
P Extraterritorial income exclusion	Form 8873
Q Other foreign transactions	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal - gross income	
E Oil, gas, & geothermal - deductions	
F Other AMT items	
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	Form 1040, line 8b
B Other tax-exempt income	See the Partner's Instructions
C Nondeductible expenses	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	See the Partner's Instructions
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	Form 4952, line 4a
B Investment expenses	Form 4952, line 5
C Fuel tax credit information	Form 4136
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
E Basis of energy property	See the Partner's Instructions
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
G Recapture of low-income housing credit (other)	Form 8611, line 8
H Recapture of investment credit	See Form 4255
I Recapture of other credits	See the Partner's Instructions
J Look-back interest - completed long-term contracts	See Form 8697
K Look-back interest - income forecast method	See Form 8866
L Dispositions of property with section 179 deductions	See the Partner's Instructions
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O Section 453(i)(3) information	
P Section 453A(c) information	
Q Section 1260(b) information	
R Interest allocable to production expenditures	
S CCF nonqualified withdrawals	
T Depletion information - oil and gas	
U Reserved	
V Unrelated business taxable income	
W Precontribution gain (loss)	
X Section 108(i) information	
Y Net investment income	
Z Other information	

Schedule K-1  
(Form 1065)Department of the Treasury  
Internal Revenue Service

2017

For calendar year 2017, or tax year

☐ Final K-1☐ Amended K-1

OMB No. 1545-0123

beginning

ending

**Partner's Share of Income, Deductions,  
Credits, etc.**

▶ See separate instructions.

**Part III Partner's Share of Current Year Income,  
Deductions, Credits, and Other Items**

<b>Part I Information About the Partnership</b>	
A Partnership's employer identification number <b>47-5113175</b>	
B Partnership's name, address, city, state, and ZIP code <b>RANCHLAND CONCESSIONS LLC 213 N TENNESSEE STREET MCKINNEY, TX 75069</b>	
C IRS Center where partnership filed return <b>E-FILE</b>	
D <input type="checkbox"/> Check if this is a publicly traded partnership (PTP)	
<b>Part II Information About the Partner</b>	
E Partner's identifying number <b>459-76-9729</b>	
F Partner's name, address, city, state, and ZIP code <b>DAVID MUNSON PO BOX 671096 DALLAS, TX 75367</b>	
G <input type="checkbox"/> General partner or LLC member-manager	<input checked="" type="checkbox"/> Limited partner or other LLC member
H <input checked="" type="checkbox"/> Domestic partner	<input type="checkbox"/> Foreign partner
I What type of entity is this partner? <b>INDIVIDUAL</b>	
J If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here <input type="checkbox"/>	
J Partner's share of profit, loss, and capital:	
	Beginning Ending
Profit	0.0000000% 9.6000000%
Loss	0.0000000% 9.6000000%
Capital	0.0000000% 34.2000000%
K Partner's share of liabilities at year end:	
Nonrecourse	\$ 19,975.
Qualified nonrecourse financing	\$
Recourse	\$ 0.
L Partner's capital account analysis:	
Beginning capital account	\$
Capital contributed during the year	\$ 260,000.
Current year increase (decrease)	\$ 0.
Withdrawals & distributions	\$( )
Ending capital account	\$ 260,000.
<input checked="" type="checkbox"/> Tax basis <input type="checkbox"/> GAAP <input type="checkbox"/> Section 704(b) book <input type="checkbox"/> Other (explain)	
M Did the partner contribute property with a built-in gain or loss?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes," attach statement (see instructions)	

1 Ordinary business income (loss)	15 Credits
0.	
2 Net rental real estate income (loss)	16 Foreign transactions
3 Other net rental income (loss)	
4 Guaranteed payments	
5 Interest income	
6a Ordinary dividends	17 Alternative min tax (AMT) items
6b Qualified dividends	
7 Royalties	18 Tax-exempt income and nondeductible expenses
8 Net short-term capital gain (loss)	
9a Net long-term capital gain (loss)	
9b Collectibles (28%) gain (loss)	19 Distributions
9c Unrecaptured sec 1250 gain	
10 Net section 1231 gain (loss)	20 Other information
11 Other income (loss)	
12 Section 179 deduction	
13 Other deductions	
14 Self-employment earnings (loss)	
A 0.	

\*See attached statement for additional information.

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This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return.

1. Ordinary business income (loss). Determine whether the income (loss) is passive or nonpassive and enter on your return as follows.

	Report on
Passive loss	See the Partner's Instructions
Passive income	Schedule E, line 28, column (g)
Nonpassive loss	See the Partner's Instructions
Nonpassive income	Schedule E, line 28, column (j)
2. Net rental real estate income (loss)	See the Partner's Instructions
3. Other net rental income (loss)	
Net income	Schedule E, line 28, column (g)
Net loss	See the Partner's Instructions
4. Guaranteed payments	Schedule E, line 28, column (j)
5. Interest income	Form 1040, line 8a
6a. Ordinary dividends	Form 1040, line 9a
6b. Qualified dividends	Form 1040, line 9b
7. Royalties	Schedule E, line 4
8. Net short-term capital gain (loss)	Schedule D, line 5
9a. Net long-term capital gain (loss)	Schedule D, line 12
9b. Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D instructions)
9c. Unrecaptured section 1250 gain	See the Partner's Instructions
10. Net section 1231 gain (loss)	See the Partner's Instructions
11. Other income (loss)	

Code	
A Other portfolio income (loss)	See the Partner's Instructions
B Involuntary conversions	See the Partner's Instructions
C Sec. 1256 contracts & straddles	Form 6781, line 1
D Mining exploration costs recapture	See Pub. 535
E Cancellation of debt	Form 1040, line 21 or Form 982
F Other income (loss)	See the Partner's Instructions
12. Section 179 deduction	See the Partner's Instructions
13. Other deductions	
A Cash contributions (50%)	See the Partner's Instructions
B Cash contributions (30%)	
C Noncash contributions (50%)	
D Noncash contributions (30%)	
E Capital gain property to a 50% organization (30%)	
F Capital gain property (20%)	Form 4952, line 1
G Contributions (100%)	
H Investment interest expense	Schedule E, line 19
I Deductions - royalty income	See the Partner's Instructions
J Section 59(e)(2) expenditures	Schedule A, line 23
K Deductions - portfolio (2% floor)	Schedule A, line 28
L Deductions - portfolio (other)	Schedule A, line 1 or Form 1040, line 29
M Amounts paid for medical insurance	See the Partner's Instructions
N Educational assistance benefits	Form 2441, line 12
O Dependent care benefits	See the Partner's Instructions
P Preproductive period expenses	See the Partner's Instructions
Q Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions
R Pensions and IRAs	See the Partner's Instructions
S Reforestation expense deduction	See the Partner's Instructions
T Domestic production activities information	See Form 8903 Instructions
U Qualified production activities income	Form 8903, line 7b
V Employer's Form W-2 wages	Form 8903, line 17
W Other deductions	See the Partner's Instructions

14. Self-employment earnings (loss)

Note: If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE.

A Net earnings (loss) from self-employment	Schedule SE, Section A or B
B Gross farming or fishing income	See the Partner's Instructions
C Gross non-farm income	See the Partner's Instructions

15. Credits

A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions
B Low-income housing credit (other) from pre-2008 buildings	
C Low-income housing credit (section 42(j)(5)) from post-2007 buildings	
D Low-income housing credit (other) from post-2007 buildings	
E Qualified rehabilitation expenditures (rental real estate)	
F Other rental real estate credits	Form 1040, line 73; check box 4
G Other rental credits	
H Undistributed capital gains credit	See the Partner's Instructions
I Biofuel producer credit	
J Work opportunity credit	
K Disabled access credit	

Code	Report on
L Empowerment zone employment credit	See the Partner's Instructions
M Credit for increasing research activities	
N Credit for employer social security and Medicare taxes	
O Backup withholding	
P Other credits	
16. Foreign transactions	
A Name of country or U.S. possession	Form 1116, Part I
B Gross income from all sources	
C Gross income sourced at partner level	
Foreign gross income sourced at partnership level	
D Passive category	Form 1116, Part I
E General category	
F Other	
Deductions allocated and apportioned at partner level	
G Interest expense	Form 1116, Part I
H Other	Form 1116, Part I
Deductions allocated and apportioned at partnership level to foreign source income	
I Passive category	Form 1116, Part I
J General category	
K Other	
Other information	
L Total foreign taxes paid	Form 1116, Part II
M Total foreign taxes accrued	Form 1116, Part II
N Reduction in taxes available for credit	Form 1116, line 12
O Foreign trading gross receipts	Form 8873
P Extraterritorial income exclusion	Form 8873
Q Other foreign transactions	See the Partner's Instructions
17. Alternative minimum tax (AMT) items	
A Post-1986 depreciation adjustment	See the Partner's Instructions and the Instructions for Form 6251
B Adjusted gain or loss	
C Depletion (other than oil & gas)	
D Oil, gas, & geothermal - gross income	
E Oil, gas, & geothermal - deductions	
F Other AMT items	
18. Tax-exempt income and nondeductible expenses	
A Tax-exempt interest income	Form 1040, line 8b
B Other tax-exempt income	See the Partner's Instructions
C Nondeductible expenses	See the Partner's Instructions
19. Distributions	
A Cash and marketable securities	See the Partner's Instructions
B Distribution subject to section 737	
C Other property	
20. Other information	
A Investment income	Form 4952, line 4a
B Investment expenses	Form 4952, line 5
C Fuel tax credit information	Form 4136
D Qualified rehabilitation expenditures (other than rental real estate)	See the Partner's Instructions
E Basis of energy property	See the Partner's Instructions
F Recapture of low-income housing credit (section 42(j)(5))	Form 8611, line 8
G Recapture of low-income housing credit (other)	Form 8611, line 8
H Recapture of investment credit	See Form 4255
I Recapture of other credits	See the Partner's Instructions
J Look-back interest - completed long-term contracts	See Form 8697
K Look-back interest - income forecast method	See Form 8666
L Dispositions of property with section 179 deductions	See the Partner's Instructions
M Recapture of section 179 deduction	
N Interest expense for corporate partners	
O Section 453(i)(3) information	
P Section 453A(c) information	
Q Section 1260(b) information	
R Interest allocable to production expenditures	
S CCF nonqualified withdrawals	
T Depletion information - oil and gas	
U Reserved	
V Unrelated business taxable income	
W Precontribution gain (loss)	
X Section 108(i) information	
Y Net investment income	
Z Other information	



# 2018 TAX RETURN FILING INSTRUCTIONS

TEXAS FORM 05-163 AND 05-102

FOR THE YEAR ENDING

DECEMBER 31, 2017

Prepared for	RANCHLAND CONCESSIONS LLC 213 N TENNESSEE STREET MCKINNEY, TX 75069
Prepared by	ADAMI, LINDSEY & COMPANY, LLP 123 N. CROCKETT STREET, SUITE 100 SHERMAN, TX 75090
To be signed and dated by	NOT APPLICABLE
Amount of tax	Total tax \$ 0.00 Less: payments and credits \$ 0.00 Plus: other amount \$ 0.00 Plus: interest and penalties \$ 0.00 NO PMT REQUIRED \$
Overpayment	Credited to your estimated tax \$ 0.00 Other amount \$ 0.00 Refunded to you \$ 0.00
Make check payable to	NOT APPLICABLE
Mail tax return and check (if applicable) to	THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. IF YOU WISH TO HAVE IT TRANSMITTED TO THE TEXAS COMPTROLLER, PLEASE CONTACT OUR OFFICE. WE WILL THEN SUBMIT YOUR RETURN TO THE TEXAS COMPTROLLER.
Return must be mailed on or before	NOT APPLICABLE
Special Instructions	DO NOT MAIL THE PAPER COPY OF THE RETURN TO THE TEXAS COMPTROLLER.

## Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL

Taxpayer number

Report year

Due date

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

32058329635

2018

05/15/2018

Taxpayer name <b>RANCHLAND CONCESSIONS LLC</b>				Secretary of State file number or Comptroller file number <b>0802294839</b>	
Mailing address <b>213 N TENNESSEE STREET</b>					
City <b>MCKINNEY</b>	State <b>TX</b>	Country <b>USA</b>	ZIP code plus 4 <b>75069</b>	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code <b>445299</b>	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this **No Tax Due Report** (Check all boxes that apply.):

1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) (Passive income does NOT include rent.) 1. ☐
2. This entity's annualized total revenue is below the no tax due threshold. 2. ☒
3. This entity has zero Texas Gross Receipts. 3. ☐
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4. ☐
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions.) (Must have formed after Jan. 1, 2016, and must be pre-qualified.) 5. ☐

m m d d y y

m m d d y y

6a. Accounting year

begin date

6a. ☐ 0 1 0 1 1 7

6b. Accounting year


end date

6b. ☐ 1 2 3 1 1 7

7. TOTAL REVENUE (Whole dollars only)

7. ☐

262915.00

Print or type name <b>ROBERT MATT HAMILTON</b>		Area code and phone number (214) 726 - 2867
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		<b>Mail original to:</b> Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348
sign here 	Date	

Instructions for each report year are online at [www.comptroller.texas.gov/taxes/franchise/forms/](http://www.comptroller.texas.gov/taxes/franchise/forms/). If you have any questions, call 1-800-252-1381.

## Texas Comptroller Official Use Only



VE/DE					
PM Date					



**Texas Franchise Tax Public Information Report**

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

■ Tcode 13196

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32058329635

2018

Taxpayer name RANCHLAND CONCESSIONS LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 213 N TENNESSEE STREET		Secretary of State (SOS) file number or Comptroller file number	
City MCKINNEY	State TX	ZIP code plus 4 75069	0802294839

☐ Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 213 N TENNESSEE STREET, MCKINNEY, TX 75069
Principal place of business 213 N TENNESSEE STREET MCKINNEY, TX 75069

You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!**



This report must be signed to satisfy franchise tax requirements.

3205832963518

**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>ROBERT MATT HAMILTON</b>	Title <b>MEMBER</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y <b>1 2 3 1 1 8</b>
Mailing address 207 BYRNE STREET	City MCKINNEY	State TX	ZIP Code 75069
Name <b>STEVE CARLSON</b>	Title <b>MEMBER</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y <b>1 2 3 1 1 8</b>
Mailing address 1314 WINDHAVEN DR	City PLANO	State TX	ZIP Code 75094
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

**SECTION B** Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>NONE</b>	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

**SECTION C** Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>NONE</b>	State of formation	Texas SOS file number, if any	Percentage of ownership
Registered agent and registered office currently on file (see instructions if you need to make changes)			
Agent: <b>STEVE CARLSON</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1314 WINDHAVEN DR	City <b>MURPHY</b>	State TX	ZIP Code 75094

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>MEMBER</b>	Date	Area code and phone number <b>(214) 726-2867</b>
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Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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Date	Vendor	Amount	Description	Invoice Number	Paid	Notes
2/27/2018	Green Mechanical	\$9,000.00	Ducts	2992A	Yes	Check #2540
4/2/2018	Green Mechanical	\$14,468.60	Ducts	2992A	Yes	Check #2605
4/4/2018	City of McKinney	\$4,877.63	Water Meter	See email string	Yes	Check #2575
5/11/2018	Jennings Plumbing	\$44,050.00	Inside trench, sewer	18-0594	No	Outside trench work already completed, and not included in this amount
6/5/2018	Leo Muniz	\$7,860.00	Pour back concrete	968602	Yes	Checks #2509, 2550, 2719
10/11/2018	Monster Concrete and Cutting	\$2,800.00	Cut, remove concrete	1552	Yes	Check #
		<b>\$83,056.23</b>				

Total Paid: \$34,128.60

Subtotal Eligible \$15,537.63



**19-0265**

**TITLE:** Consider/Discuss/Act on a Request Submitted by McKinney HUB 121, LLC to Amend the Loan Agreement Executed with McKinney Community Development Corporation for Project 18-05, Effective May 24, 2018.

**SUPPORTING MATERIALS:**