



## **Cotton Mill District Infrastructure McKinney CDC**

# Presidium Overview



**CROSS MOCERI**  
PRINCIPAL, CO-CEO



**JOHN GRIGGS**  
PRINCIPAL, CO-CEO



**JOSH EAMES**  
PRESIDENT OF DEVELOPMENT

Presidium is a Texas-based real estate developer, owner, and operator with a 22-year operating history and an existing real estate portfolio with assets totaling **\$2.6 billion** in valuation. Presidium is a vertically integrated firm co-headquartered in Dallas and Austin. Presidium’s in-house capabilities represent a spectrum of disciplines including acquisitions, development, property management, asset management, law, finance, accounting, special servicing, and public-private partnerships.

Presidium has extensive experience across both multifamily value-add acquisitions and development. For nearly two decades Presidium has been acquiring and rehabilitating under-performing multifamily real estate in strong markets and submarkets across the Sunbelt and in Maine. Further, Presidium has a robust ten-year development pipeline exceeding **25 million buildable SF** across **20 individual projects** and master-planned communities.

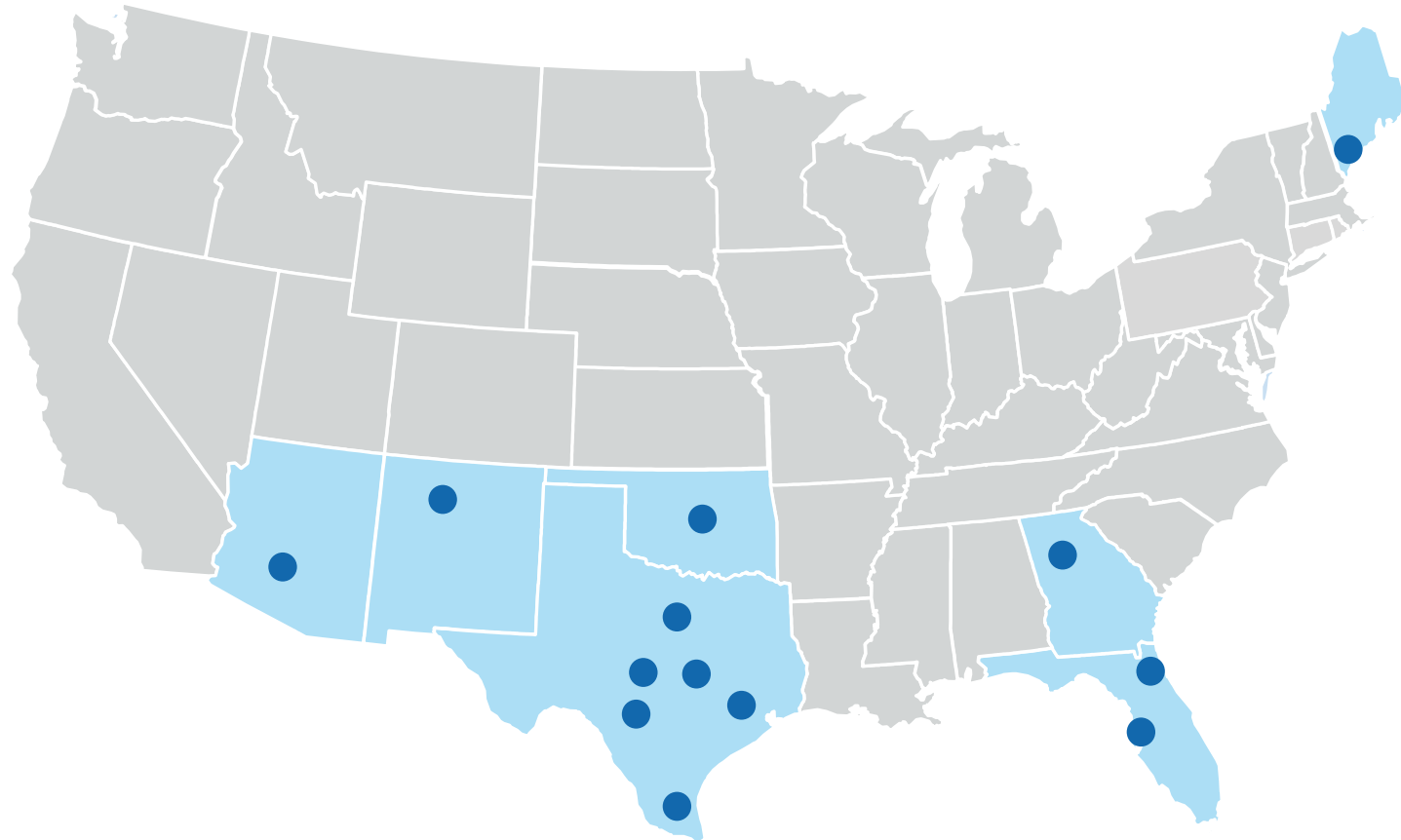
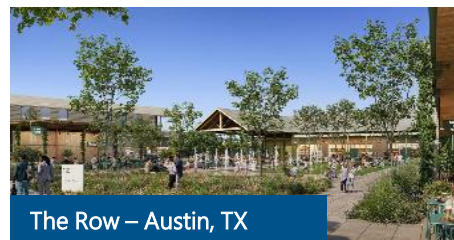
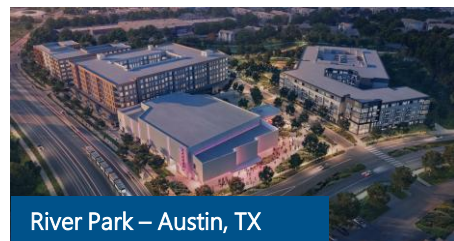
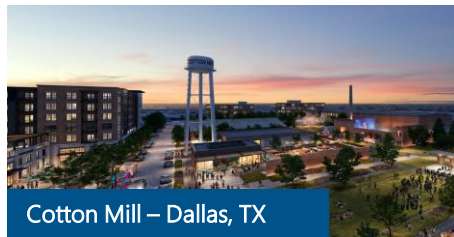
Presidium has a highly seasoned development team dedicated to creating best-in-class communities and employs over **200 team members** across five offices. With a combined experience of over 55 years, Presidium’s Development Team is lead by Co-CEOs Cross Mocerri and John Griggs, and President of Development Josh Eames. Since officially forming the development platform in 2017, Presidium has successfully developed **20 projects** totaling **\$1.33B** in total capitalization.

| Projects Built | Units Built  | Total Capitalization | MF Units Pipeline | Mixed-Use SF  |
|----------------|--------------|----------------------|-------------------|---------------|
| <b>20</b>      | <b>6,065</b> | <b>\$1.33B</b>       | <b>5,500+</b>     | <b>15.6 M</b> |

# Presidium Sector Overview



## Mixed-Use



## Multifamily





# Cotton Mill District Infrastructure Phase I

The primary goal in the redevelopment of the Cotton Mill District is to create a special place that the residents of McKinney can enjoy for years to come. We envision this as the southern bookend to the Highway 5 corridor. We want to bring pride—and a special type of development not yet seen—to East McKinney. Our goal is to create a bustling district that is inclusive and gives its neighbors a place to connect, dine, shop, and simply be together. We expect this to be a major economic driver on the east side of town, garnering investments that have historically gone to other areas of McKinney or to other towns across North Texas. We believe this project is special, and our work to date very much reflects that belief.

This project will significantly improve infrastructure in the district, which is currently grossly undersized for any new or potential development. These improvements will allow new businesses to enter the area and will enable existing businesses—particularly the Cotton Mill itself—to expand. The MCDC Grant application form lists several requirements for eligibility, and this development district meets several of them:



Job Creation



Infrastructure  
for Business  
Creation



Parks & Open  
Space



Community  
Facilities

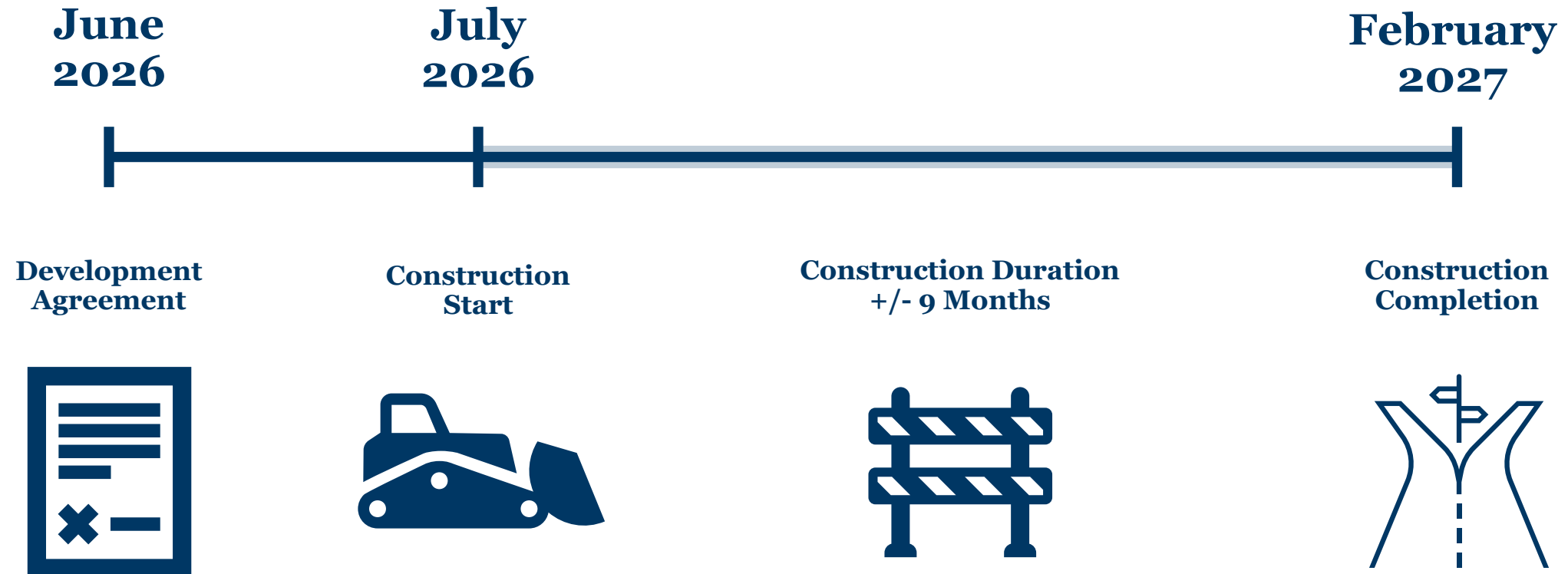


Tourism &  
Destination  
Creation



Low-Income  
Housing

# Project Timeline



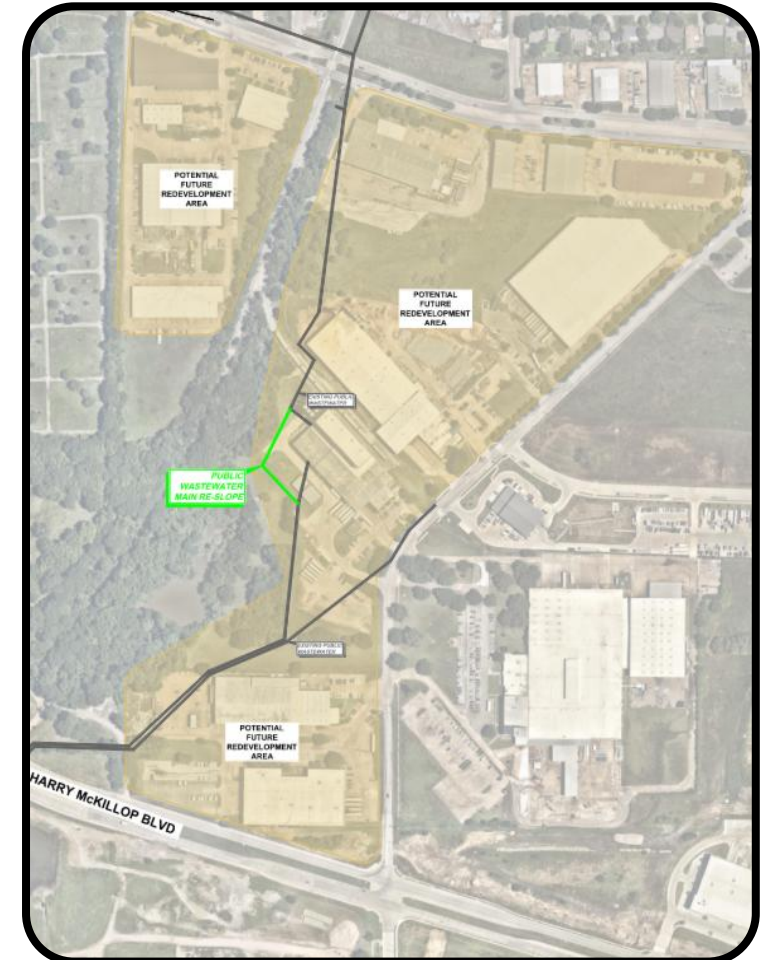
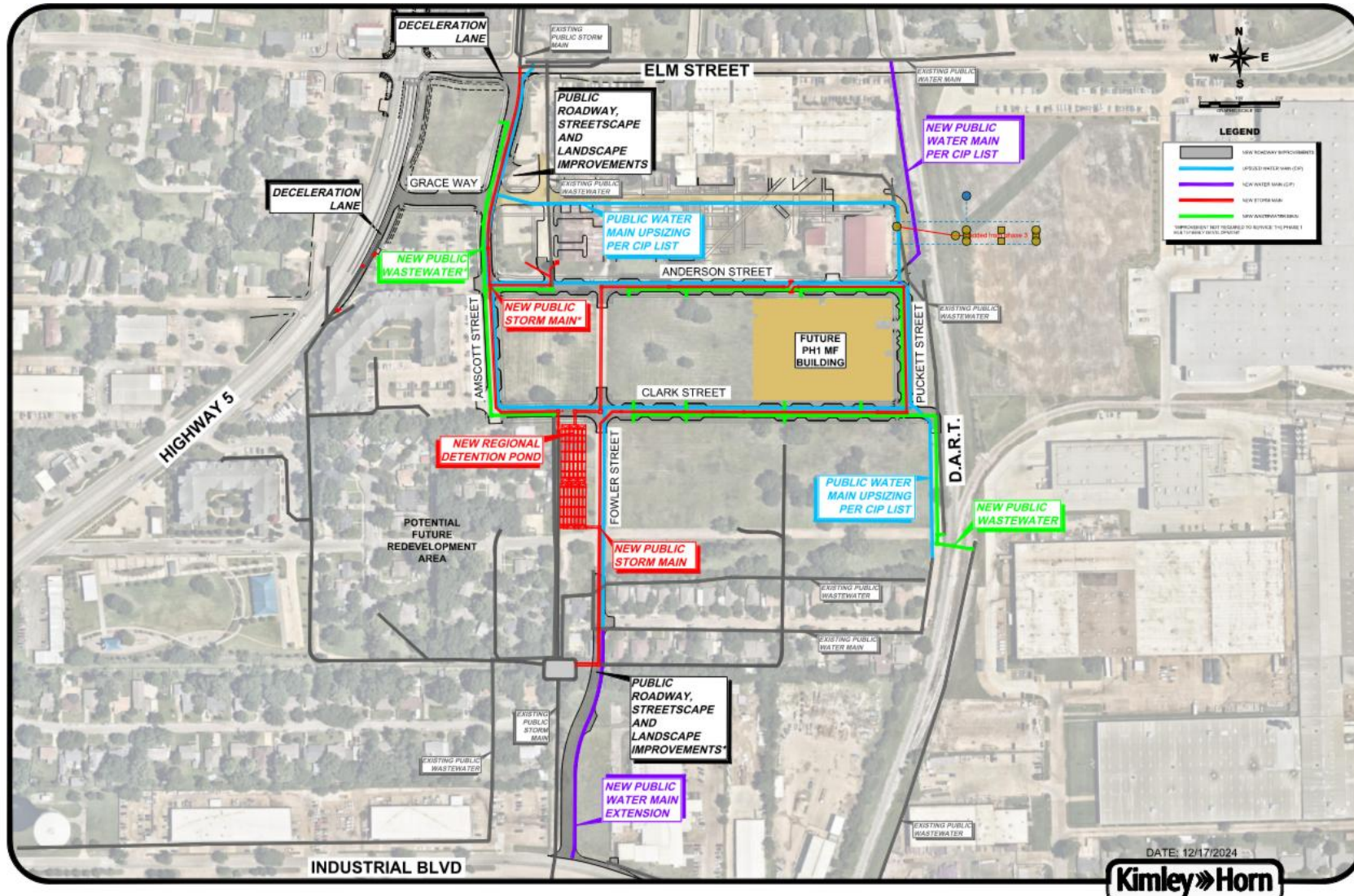
# Project Budget

| Uses                        |                      |
|-----------------------------|----------------------|
| Item                        | Amount (\$)          |
| Existing Conditions         | \$ 110,000           |
| Earthwork                   | \$ 833,143           |
| Concrete                    | \$ 2,770,190         |
| Electrical                  | \$ 301,200           |
| Water                       | \$ 3,160,352         |
| Sanitary System             | \$ 1,369,130         |
| Storm                       | \$ 4,221,233         |
| Misc                        | \$ 225,000           |
| Landscaping/Irrigation      | \$ 536,196           |
| Fowler Street Extension     | \$ 1,112,372         |
| <b>Hard Costs Subtotal</b>  | <b>\$ 14,638,816</b> |
| GC/Fee                      | \$ 2,195,822         |
| Design Services             | \$ 1,000,000         |
| Land For Detention Facility | \$ 477,440           |
| Land Acquisition for Fowler | \$ 800,000           |
| <b>Total</b>                | <b>\$ 19,112,078</b> |

| Sources                                |                      |
|----------------------------------------|----------------------|
| Item                                   | Amount (\$)          |
| Presidium Hard Cost Contribution       | \$ 1,000,000         |
| Presidium Design Contribution          | \$ 1,000,000         |
| Presidium Land Contribution            | \$ 477,440           |
| McKinney CIP                           | \$ 3,000,000         |
| <b>Contributions Subtotal</b>          | <b>\$ 5,477,440</b>  |
| <b>Total Ph 1 Infrastructure Costs</b> | <b>\$ 19,112,078</b> |
| Less Contributions                     | \$ (5,477,440)       |
| <b>Total Funding Request</b>           | <b>\$ 13,634,638</b> |



# Project Site Plan – Phase I





# Cotton Mill District Renderings





# Cotton Mill District Renderings



# Project Impact

The Economic Impact Study (EIS) estimates a total economic impact of **\$826,482,817**, including **\$192 million** in potential tax revenues from city sales tax, city property tax, and McKinney Independent School District tax over the next 20 years. Between construction, property management, retail and commercial operations, and other services, the EIS estimates that **2,800 new jobs** will be created.

Beyond meeting funding criteria, we believe this project will be a catalyst for East McKinney. It will signal to investors, developers, retailers, and others that this is a place where they can successfully invest, develop, and do business. If MCDC funding and other forms of municipal participation are present, the district gains a competitive advantage in attracting capital. It also establishes a true anchor at the southern end of the Highway 5 corridor, potentially encouraging additional investment between the site and downtown.

Our goal is to create a district that everyone can be proud of. While financial success is important, we take great pride in creating special places that positively impact quality of life. This project can achieve both.



New Jobs  
Created

**2,800+**



Total Economic  
Impact

**\$826.5 M**



Sales Tax  
Revenue

**\$32.5 M**



Property Tax  
Revenue

**\$43.0 M**



School District  
Revenue

**\$116.6 M**





## Presidium Development

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