

# East McKinney Learning Garden

Dallas Morning News 4/18/23 Headline

**“McKinney has largest food desert in one of Texas’ wealthiest counties”**



April 25, 2024 McKinney CDC Grant Meeting  
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# East McKinney Learning Garden

## Purpose

- **McKinney Parks Foundation (MPF), the City of McKinney, and MCDC entered into a contract effective 1/1/24** to create the East McKinney Learning Garden (EMLG), a ¼ acre MCDC-owned site adjacent to the new TUPPs Brewery campus on Greenville Rd. This area is a designated food desert.
- The Garden's goal is to assist in **bridging the large food-desert gap in our community** by teaching people how to create food-producing gardens in their own backyards and to use that food as part of a healthy diet.
- The garden will feature about **30 raised garden beds** in a variety of styles as well as a storage area, potting benches and a harvest wash area. The space will also serve as an **outdoor classroom** with a teaching area and will feature a monarch butterfly waystation. It is our hope that the EMLG will be the **most accessible garden in Collin County** allowing people of all abilities to work together.
- The learning garden will host a variety of classes/learning opportunities and students of the garden will range from children to seniors. The garden will be managed and maintained by volunteers and classes will be led by local teachers, chefs, farmers, gardeners, community leaders and more. **It will also assist other community centers/schools to create gardening spaces and opportunities.**
- Food produced at the garden will be distributed to area agencies focused on food insecurities and the community including **Community Garden Kitchen, La Tiendita, Hugs Café and East McKinney Farmers Market.**
- **To date, MPF volunteers have invested more than 800 hours into development of the Garden and have raised over \$160,000 in cash and in-kind donations.**

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## Design



**Includes various vegetable/flower beds, a teaching area, picnic tables, grain bin for storage, potting benches, and a harvest/wash area**

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## Timeline

- **January 2023** – Mead/Schneible initial conversation about Garden
- **February 2023** – MCDC and Parks meet for the first time to discuss passive landscape for MCDC property.
- **March 2023** - MPF introduces Learning Garden concept to MCDC
- **April 2023-Current** - Coordinating community outreach and programming including bilingual collaterals and teachers for adult and children's classes. Also helping with other community needs (Woodside Village May 11) and coordinating with MISD/local elementary schools (Webb Elem garden redo March 23).
- **April 2023** – Discuss funding and donation options. **Idea was to use funds MCDC/Parks/City would have spent on passive landscape (estimated to cost between \$100,000 and \$277,000) to the Garden and allow MPF to fundraise for the “Garden” elements.**
- **June 2023** –Texas Health Resources Foundation partners with MPF to fund-raise and create curriculum for the EMLG
- **June 2023** – Service agreement signed with Kimley-Horn
- **July 2023** – MCDC approves use of land and agrees to contract with MPF. Initial budget of \$210,870 (MPF \$128,970/City \$81,900 – **clearly noted were unknowns of actual infrastructure costs**)
- **July-Dec 2023** – GeoTech, design reviews, and planning meetings with Parks, MPF and KH.

# East McKinney Learning Garden

## Timeline Cont'd

- **July 2023-Current** – MPF fundraising. As of April 4, over \$164,000 has been raised including corporate donations from **SRS Distribution, Encore Wire, Independent Financial, HEB, CamWest, DreamCatchers, McKinney Hat Company, TUPPs Brewery, Zimmerer Kubota, Local Yocal, Community Impact, Franklin Land Co, D&L Farm & Home, Tractor Supply Company, Westlake Ace Hardware, and The Home Depot.**
- **September-Current** – Offsite bed construction and material procurement by MPF. To date, **over 800 MPF volunteer hours have been invested in the EMLG.**
- **January 1, 2024** – Contract between MCDC, City of McKinney, and MPF goes live. Three year term with three year option. **Contract specifies City/Parks/MCDC responsibilities as water, electric, gas, sewer, and utility tap-ins; permitting; site prep; infrastructure; irrigation; related structures including grain bin and shade structures; major maintenance work; and ongoing electric and water expenses.**
- **February 2024** – Kimley-Horn bid specs received outlining expected costs at \$774,449 including 15% general conditions/contingency fees.
- **February 2024** – Final design and OPC review with KH, MPF and Parks.
- **February 2024** – Follow up meeting with MPF/MCDC/Parks to discuss progress.
- **March 2024** – MPF, CMO, Parks and MCDC discuss funding needs and grant requests.
- **April 16, 2024** – **City Council/Mayor Fuller recommends requesting the entire budget gap through the CDC Project Grant.**
- **TODAY - MPF requests McKinney CDC Project Grant of up to \$233,499 to cover grading and structure expenses.**







# East McKinney Learning Garden












## Current Challenge

1. Site plan bid spec costs - **on the City/Parks/MCDC side of the budget** - are significantly higher than anticipated creating a budget of \$903,419 vs \$210,870 initial cost estimate (\$81,900 City/Parks/MCDC and \$128,970 MPF).
2. New budget established at \$477,469 (\$240,208 City/Parks/MCDC and \$237,261 MPF).
3. Current funding leaves a gap of \$253,499 that needs to be closed to proceed.
4. **Abandoning the project is problematic:**
  - a) The City/Parks/MCDC **will still have an expense between \$100,000 (initial estimate in 2022) and \$277,000 (recent bid specs)** to turn the site into a passive landscape.
  - b) Public support for the project – including East Side community leaders - has been overwhelmingly positive
  - c) More than \$164,000 has been raised through MPF fund-raising efforts. Unwinding those donations poses reputational and tax issues for MPF and donors including large corporations and individuals.

# East McKinney Learning Garden

## Supporters & Progress – 4/22/24

| EAST MCKINNEY LEARNING GARDEN (EMLG) SUPPORTERS                                   |   |   |
|---|---|---|
| GOAL (1 <sup>st</sup> Year): \$148,970  | GOAL (3 Years): \$232,970   | Raised as of 4/9/24: \$164,328  |
| <b>CULTIVATOR</b>   |   |   |
| <b>GROWER</b>   |   |   |
|  | Steve & Melissa Grimshaw  |   |
| <b>HARVESTER</b>  |   |   |
|  |  HelpingHere |  |
| David & Carolyn Brooks  | Bill & Pris Darling   | Kim & Laura Eubanks   |
| Terry & Missy Gottberg  | Bruce & Shelley Mead  |   |
| <b>SOWER</b>  |   |   |
|  |              |   |
|   | Andy & Kris Lowes   |   |

| SUSTAINER   |   |  |
|---|---|--|
|  |  |  Profound Farms |
|  |  |  |
| James Bresnahan   | Kelly & Russ Buettner   | Megan, Allan & Quinn Couch   |
| Scott & Windy Gallagher   | Tim & Carrie Jackson  | Brian Kidwell  |
| Todd & Amy Wahl   | Eric & Anne Witte   |  |
| FRIEND OF THE GARDEN  |   |  |
|  |  |  Farm and Home  |
|  |  |                 |
| The Booth Family  | Patrick & Vonda Cloutier  | Michael & Nancy Kowski   |
|   | Dan & Debbie Moret  | John & Barbara Ryan  |
| ART SPONSOR   |   |  |
|   | David Craig   |  |

**MPF has raised \$164,328 to date**

# East McKinney Learning Garden

## Recommendations to City Council – 4/16/24

### **1. Shift grading and structures to MPF budget.**

- Adds \$100,700. Because MPF expects to complete its original work under budget, it will absorb \$20,000 of this new work.
- Balance has been requested via MCDC project grant.
- Allows lower cost (but qualified) contractors to be used immediately without having to secure City funds based on Kimley-Horn bid specs.
- Will expedite Garden completion – site grading, borders, and structures\* should be ready by August 15, 2024.

### **2. City/Parks/MCDC to fund and bid work valued at \$240,483.**

- Earliest work can begin based on funding/procurement process is August 15, 2024.

### **3. Update contract to reflect new contract date (1/1/25) and responsibilities.**

\*assumes TUPPS contractors' plans and specs can be used for grain bin pad.



# East McKinney Learning Garden

## Adjusted Budget

| EAST MCKINNEY LEARNING GARDEN BUDGET     |                                |  |                   |                           |                           |
|--|--------------------------------|--|-------------------|---------------------------|---------------------------|
| Row Labels                               | K-H Bid Specs<br>(Const Costs) |  | TOTAL BUDGET      | CITY/PARKS/MCDC<br>BUDGET | MPF BUDGET - to<br>MANAGE |
| A-Site Work                              | 114,404                        |  | 92,048            | 62,048                    | 30,000                    |
| B-Hardscape & Site Improvements          | 214,275                        |  | 118,300           | 108,300                   | 10,000                    |
| C-Structural                             | 213,625                        |  | 60,700            | 0                         | 60,700                    |
| D-Lighting & Electrical                  | 78,000                         |  | 31,000            | 31,000                    | 0                         |
| E-Landscape                              | 53,130                         |  | 38,860            | 38,860                    | 0                         |
| Subtotal                                 | 673,434                        |  | 340,908           | 240,208                   | 100,700                   |
| Subtotal with Contingency                | 774,449                        |  | 348,499           | 240,208                   | 108,291                   |
| F-Garden Elements in Original MPF Budget | 128,970                        |  | 128,970           |                           | 128,970                   |
| <b>GRAND TOTAL</b>                       | <b>\$ 903,419</b>              |  | <b>\$ 477,469</b> | <b>\$ 240,208</b>         | <b>\$ 237,261</b>         |

- Site plan bid specs - **on the City/Parks/MCDC side of the budget** - are significantly higher than anticipated creating a budget of \$903,419 vs \$210,870 initial cost estimate (\$81,900 City/Parks/MCDC and \$128,970 MPF).
- New budget established at \$477,469 (\$240,208 City/Parks/MCDC and \$237,261 MPF).

# East McKinney Learning Garden

## Available Funds & Gap

| Available Funds & Gap |                              |                   |                              |                   |
|-----------------------|------------------------------|-------------------|------------------------------|-------------------|
|                       |                              | TOTAL AVAILABLE   | CITY/PARKS/MCDC<br>AVAILABLE | MPF AVAILABLE     |
|                       | Parks/City                   | \$ 95,000         | \$ 95,000                    |                   |
|                       | MCDC                         | \$ -              |                              |                   |
|                       | MPF                          | \$ 128,970        |                              | \$ 128,970        |
|                       | <b>TOTAL Available Funds</b> | <b>\$ 223,970</b> | <b>\$ 95,000</b>             | <b>\$ 128,970</b> |
|                       | <b>GAP</b>                   | <b>\$ 253,499</b> | <b>\$ 145,208</b>            | <b>\$ 108,291</b> |

- Current funding leaves a gap of \$253,499 that needs to be closed to proceed.

# East McKinney Learning Garden

## Recommended Gap Closure

| City Council Recommended Gap Closure   |   |                          |                   |                   |
|--|---|--------------------------|-------------------|-------------------|
| MCDC Grant Approved at up to \$233,499 |   | TOTAL Additional Funding | CITY/PARKS/MCDC   | MPF               |
|  | Parks/City                              | \$ -                     |                   |                   |
|  | MCDC                                    | \$ -                     |                   |                   |
| <b>Additional MPF Fundraising</b>      |   | <b>\$ 20,000</b>         |                   | <b>\$ 20,000</b>  |
|  | <i>MCDC Grant Request - Baseline</i>    | \$ 225,908               | \$ 145,208        | \$ 80,700         |
|  | <i>MCDC Grant Request - Contingency</i> | \$ 7,591                 |                   | \$ 7,591          |
| <b>MCDC Grant Request - TOTAL</b>      |   | <b>\$ 233,499</b>        | <b>\$ 145,208</b> | <b>\$ 88,291</b>  |
|  | <b>GRAND TOTAL</b>                      | <b>\$ 253,499</b>        | <b>\$ 145,208</b> | <b>\$ 108,291</b> |
|  | <b>GAP</b>                              | <b>\$ 0</b>              | <b>\$ -</b>       | <b>\$ 0</b>       |

- MPF has agreed to add an additional \$20,000 (through fund-raising) to its budget to help close the gap.
- At the 4/16/24 City Council Work session, Council/Mayor Fuller recommended that the best source of funds would be through the CDC Project Grant.
- **Based on that recommendation, we have increased our grant request to \$233,499. \$88,291 will be utilized by MPF to handle newly assigned responsibilities. \$145,208 will be shifted to CDC/City for their work.**

# East McKinney Learning Garden



<https://www.gofundme.com/f/east-mckinney-learning-garden-emlg>

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