

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2021

2021 Retail Development Infrastructure Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: February 5, 2021	February 25, 2021	March 25 2021
Cycle II: July 30, 2021	August 26, 2021	September 23, 2021

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)

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, by calling 972.547.7653 or emailing cschneible@mckinneycdc.org.

McKinney Community Development Corporation – Overview

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

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

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

McKinney Community Development Corporation – Mission

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

Guiding Principles:

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

McKinney Community Development Corporation – Goals

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

Retail Development Infrastructure Grant Program

The Retail Development Infrastructure Grant Program (RDIG) was created 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
- Site Improvements

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 2021 is \$120,000 (two cycles of \$60,000 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, site improvements.
- **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: Tiffany Bellino

Company: The Neathery Estate

Federal Tax I.D.: 81-4802528

Incorporation Date: 01/01/2018

Mailing Address: 215 N Waddill Street

City: McKinney

ST: TX

Zip: 75069

Phone: 469-343-8471

Fax:

Email:

Cell:

Website: www.neatheryestate.com

Check One:

Corporation

Partnership

Sole Proprietorship

Governmental entity

Nonprofit – 501(c) Attach a copy of IRS Determination Letter

Other

PROJECT INFORMATION:

Project/Business Name: Site Improvements, Phase One

Location of Project: Exterior

Physical Address: 215 N Waddill Street

City: McKinney

ST: TX

Zip: 75069

Property Size: 0.445 acres

Collin CAD Property ID: 1132937

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

Name:

Company:

Mailing Address:

City:

ST:

Zip:

Phone

Fax:

Email:

Cell:

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): Retail

Estimated Date of Project Completion: 11/01/2021

Days/Hours of Business Operation: 24/7

Estimated Annual Taxable Sales: \$85,000.00

Current Appraised Value of Property: \$804,079.00

Estimated Appraised Value (Post-Improvement): \$850,000.00

Estimated Construction Cost for Entire Project: Phase One \$50,000.00

Total Estimated Cost for Exterior Infrastructure Improvements: Phase One \$50,000.00

Total Grant Amount Requested: \$25,000.00

Confirm Funds are Available for the Match and the Source of the Funds:

Amount: \$25,000.00 Source: Revenue Savings

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

Yes No

If yes, please provide details and funding requested:

Please attach two bids for the proposed improvements.

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)

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.
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

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McKinney COMMUNITY DEVELOPMENT CORPORATION

Retail Development Infrastructure Grant

Final Report

Applicant:

Property Owner:

Funding Amount:

Project:

Start Date:

Completion Date:

Location of Project:

Please include the following in your report:

- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Photographs – pre and post-improvements

Please submit Final Report no later than 30 days following the completion of the Retail Development Infrastructure Project to:

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

Attn: Cindy Schneible
cschneible@mckinneycdc.org

Double BB Construction

8690 Virginia Pkwy #214
McKinney, TX 75071
(972)743-5714

Date: 8/18/2021

Customer: Tiffany Bellino

Project: 215 N Waddill Street

QUOTE

Item #	Description	Price per square foot
1. Front Flatwork	4x60 sidewalk broom finish, 4" thick with 2 steps at one area and 3 steps in another area. Concrete will be 3000 psi with #3 rebar on 2' ft centers. 400 sq ft of exposed aggregate 4" thick 3000 psi concrete with #3 rebar on 2' ft centers.	\$3,200.00 \$4,200.00
2. Fence Piers	15 piers, 12" diameter 10' deep, concrete will be 3000 psi installing 4 #4 rebar in each hole. Top of pier will be a 18"x18" sq for brick column.	\$4,125.00

Double BB Construction

8690 Virginia Pkwy #214
McKinney, TX 75071
(972)743-5714

3. Back Flatwork	4x60 sidewalk combinations broom finish, 4” thick with 2 steps. Concrete will be 3000 psi with #3 rebar on 2’ft centers.	\$3,200.00
	Price	\$14,725.00

*Prices are good for 30 days.

*Payment terms will be 50% to start and 50% after completion.

ACCEPTANCE OF THIS QUOTATION: I certify that I am an authorized representative of the above named company and I accept this quotation on behalf of The Company, including prices, terms and conditions herein.

Please return signed copy by email bustervest123@gmail.com or mail to:

8690 Virginia Pkwy #214

McKinney, Texas 75071

Name (Please Print)

Signature

Date

Brick Work

Sergio Garcia

Brick Columns Materials x15	\$1,500.00
Install Brick Columns x15	\$1,8000.00
Repair Brick Patio & Stairs	\$500.00
Brick Walkway Materials	\$1,500.00
Install Brick Walkway	\$1,800.00
Total	\$7,100



PREMIER

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972-924-7225 Phone

972-924-7205 Fax

www.premierfencetx.com

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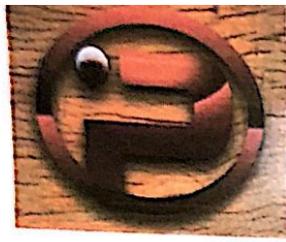
Email	_____	Project Street Address	<u>215 WADDILL ST.</u>
Date	<u>8/17/2021</u>	City/State/Zip	<u>MCKINNEY TX</u>
Customer Name	<u>Tiffany Bellino</u>	Customer Street Address	_____
Phone	<u>469-569-1390</u>	City/State/Zip	_____

Item	Description	Quantity	Unit Price	Total
SLIDE GATES	2" FRAMES/POWDER COATED	2		\$9,850.00
	3/4" PICKETS WITH CANTILEVER			
	STYLE GATE/NO TRACK SYSTEM			
Subtotal				\$9,850.00
Permit Fees				
Tear Down				
Other				
Project Total				\$9,850.00

Quotation valid for 30 days, not responsible for damage to unmarked utility, sprinkler, pool or any other buried lines. If applicable, \$15 rock hole charges upon homeowner approval. 1/2 payment required upon tear down and post set, balance due upon completion and inspection. 3 year workmanship warranty on all installs. **If you use a credit card for any portion of the payment there will be a 4% fee added to your purchase.** Premier Fence & Outdoor of Texas carries \$2,000,000 general liability insurance for your protection. Licensed-Bonded-Insured in Texas, Oklahoma, Louisiana and Mississippi.

Customer Signature	_____	Date	_____
Quote prepared by	<u>GREG SMITH 972-832-8891</u>	Date	_____

PO Box 159 Van Alstyne, Texas 75495



PREMIER

FENCE & OUTDOOR

- Since 1999 -

972-924-7225 Phone

972-924-7205 Fax

www.premierfencetx.com

The Most Trusted Name in Fencing

Email	_____	Project Street Address	215 WADDILL ST.
Date	8/13/2021	City/State/Zip	MCKINNEY TX
Customer Name	Tiffany Bellino	Customer Street Address	_____
Phone	469-569-1390	City/State/Zip	_____

Item	Description	Quantity	Unit Price	Total
4' WROUGHT IRON FENCE	2" POST/FLAT TOP FLAT BOTTOM/2 RAIL	350	22.00	\$7,700.00
5' WROUGHT IRON FENCE	2" POST/FLAT TOP FLAT BOTTOM/2 RAIL	60	27.00	\$1,620.00
6' CEDAR SIDE BY SIDE FENCE	STEEL POST/2X3 RAILS 1X6 PICKETS/1X4 TRIM	40	35.00	\$1,400
WOOD GATES	STANDARD	2	125.00	\$250.00
IRON GATES	STANDARD	4	175.00	\$700.00
Subtotal				\$11,670.00
Permit Fees				120
Tear Down				550
Other				N/A
Project Total				\$12,340.00

Quotation valid for 30 days, not responsible for damage to unmarked utility, sprinkler, pool or any other buried lines. If applicable, \$15 rock hole charges upon homeowner approval. 1/2 payment required upon tear down and post set, balance due upon completion and inspection. 3 year workmanship warranty on all installs. **If you use a credit card for any portion of the payment there will be a 4% fee added to your purchase.** Premier Fence & Outdoor of Texas carries \$2,000,000 general liability insurance for your protection. Licensed-Bonded-Insured in Texas, Oklahoma, Louisiana and Mississippi.

Customer Signature _____

Date _____

Quote prepared by GREG SMITH 972-832-8891

Date 8/13/2021

PO Box 159

Van Alstyne, Texas

75495

Proposal

EVANS CONSTRUCTION
4213 ASPEN DR.
ROWLETT, TEXAS 75088

PROPOSAL SUBMITTED TO: <i>To: Army Bellino</i>	JOB NAME	JOB #
ADDRESS <i>215 N Woodhill St 11700 Kenny Tx</i>	JOB LOCATION	DATE OF PLANS
PHONE # <i>469 569 1390</i>	DATE <i>8-17-21</i>	ARCHITECT
FAX #		

We hereby submit specifications and estimates for:

- 1) Demo out interior wall facing front of house in dining area; FRAME out doorway opening + Add Header for extra support. Cut out exterior siding for doorway opening.
- 2) Set new French door whit. with side windows; Trim out + Add Hardware, paint trim on interior + exterior where needed.

Total Labor + Materials needed. 1,850.00

(Home Owner supplies Door + Window unit)

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of: _____ Dollars

\$ *ONE THOUSAND EIGHT HUNDRED + fifty*

with payments to be made as follows: *Paid in full upon completion*

Respectfully submitted _____
L. South

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Acceptance of Proposal



Lowe's Custom Quote

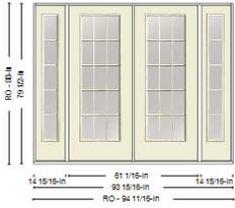
Quote # 696146403

Date Printed: 8/16/2021

Customer: TIFFANY BELLINO
Address: 215 N WADDILL ST
 MCKINNEY, TX 75069
Phone: (469) 569-1390

Store: #2825 LOWE'S OF MCKINNEY, TX
Associate: KALI LAFOY (3100254)
Address: 2055 NORTH CENTRAL EXPRESSWAY
 MCKINNEY, TX 75070
Phone: (972) 547-2240

Presavings Total: \$3,030.85
Savings Total: \$0.00
Pre-Tax Total: \$3,030.85



Therma-Tru Benchmark
 Double Door w/ 2 Venting
 Sidelites Fiberglass Patio Door
 Door: 30-in x 80-in
 Ext: White | Int: White

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	*** Product *** Vented Sidelites, Double Entry Door, 93.9375 x 79.5	35 days	\$3,030.85	\$3,030.85	1	\$0.00	\$3,030.85

Begin Line 100 Description

---- Line 100-1 ----

Therma-Tru Benchmark Double Door w/ 2 Venting Sidelites Fiberglass Patio Door Door: 30-in x 80-in Sidelite(s): 14-in x 80-in Overall: 93 15/16-in x 79 1/2-in Double French with Venting Sidelites: LH Inswing Smooth Surface Collection Low-E Clear Collection w/ Full Lite Clear Glass with Grilles	Unit 1 3: Unit 2: 15-Lite with External Grilles in White Full Lite Sidelite w/ No Stile Lines Smooth Surface Collection Low-E Clear Collection w/ Full Lite Clear Glass with Grilles Colonial 5 Lite 1W x 5H Fixed Grilles in White Ext: White Int: White 4 9/16" Primed Rot-Resistant Jamb	Dark Wood Bronze Adjustable Cap Brushed Chrome Standard Hinges Double Bore on Active Door No Bore on Passive Door Delivery Method: In-Store Pick-Up
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End Line 100 Description

Accepted by: _____

Date: 8/16/2021

Pre-Tax Total	\$3,030.85
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
 This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
 quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products are subject to a 20% restocking fee if returned. ****

Proposal for:
Neathery Estate
215 N Waddill
McKinney, TX 75069

August 16, 2021

DESCRIPTION OF WORK

Landscape Installation Work includes: Removal of plants/materials in bed area; re-digging bed area and blending in soil amendments and Azalea mix as required, selection and delivery of plants and materials, layout and installation of plants, watering in of plants, mulch, cleanup, and disposal of excess debris. Refer to plant list for plants their quantities and sizes.

Phase I Screening	\$ 18,830.00
Subtotal	<u>\$ 18,830.00</u>
Taxes	<u>\$ 1,553.47</u>
TOTAL	\$ 20,383.47



IMPORTANT NOTES:

- 1) A 50% deposit is required for work to begin, 35% on day of planting and balance due on completion of project. We will make adjustments to final invoice for any missing items that cannot be completed at that time. *Denotes a non-taxable item.**
- 2) We do accept credit cards but a 2% processing fee will apply for Visa and Master Card and a 3% fee on American Express. Sorry there are no exceptions to this rule.**
- 3) Proposal does not include sprinkler system alteration/modifications and drainage. Irrigation/drainage bids provided by Great Gardens, Inc. upon request.**
- 4) NIC on drawing denotes an item that is Not Included in bid.**

1640 south bridgefarmer rd.
mckinney, texas 75069
telephone: 972.562.4746
facsimile: 972.569.9341
info@greatgardensinc.com
www.greatgardensinc.com



Front Plant List

- (3) Nelli R Stevens Holly 15 gal.
- (2) Crape Myrtles 15 gal.
- (7) Spirea Bridal Wreath 5 gal.
- (5) Podocarpus 15 gal.
- (11) Dwarf Burford Hollies 5 gal.

North Side Plant List

- (3) Loropetalum Espalier 15 gal.
- (4) Nellie R Stevens Holly 15 gal.
- (3) Eagleston Patio Holly 30 gal.

Rear Entry Plant List

- (14) Needlepoint Hollies 7 gal.
- (6) Loropetalum Purple Diamond 5 gal.
- (3) Eagleston Patio Holly 15 gal.

Pool Plant List

- (7) Eagleston Patio Holly 30 gal.
- Transplant (6) Existing Junipers

1640 south bridgefarmer rd.

mckinney, texas 75069

telephone: 972.562.4746

facsimile: 972.569.9341

info@greatgardensinc.com

www.greatgardensinc.com

Tax Summary

This report shows the total taxes collected per tax for the dates specified.

January 1, 2021 to July 28, 2021

				TAX COLLECTED
Total Revenue				\$7,482.03
TAX NAME	TAXABLE SALES	TAX EXEMPT SALES	TAX COLLECTED	
City of McKinney Hotel Occupancy	\$55,530.38	\$0.00	\$3,887.15	
Sales Tax	\$3,187.00	\$0.00	\$263.01	
State of Texas Occupancy Tax	\$55,530.38	\$0.00	\$3,331.87	
Total			\$7,482.03	