

## Project Grant Application

McKinney Community Development Corporation FY 2026

### MCDC Mission

Staying true to voter intent, we work proactively, in partnership with others, to promote and fund community, cultural, and economic development projects that maintain and enhance the quality of life in McKinney.

### Important Information

- Please read the McKinney Community Development Corporation [Project Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available at [McKinneyCDC.org](http://McKinneyCDC.org) or by emailing [Info@McKinneyCDC.org](mailto:Info@McKinneyCDC.org).
- Please submit a request for preliminary review of your project prior to submitting an application. Use the form [Letter of Inquiry](#).

**Applications must be submitted via online form and must be submitted no later than 5 p.m. on the deadline date. Incomplete applications will not be eligible for review or consideration by the board.**

**Project Grants** offer support for projects that are eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Horizontal Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises (water, sewer, utilities, site work)
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children's Sports
- Destination Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing (60% AMI or lower)
- Mass Transit-Related Facilities or Equipment
- Airport Facilities

**Please include the information outlined below to ensure board consideration for funding.**

- **Detailed project description**

- Overall project goals - (e.g., financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
- Project Timeline (design to completion)
- Detailed Project Budget
- Site plan (property plat)
- Design plans/images

- Projected impact on McKinney's economy
- Projected impact on McKinney's quality of life
- **Financial viability of organization (Please provide the following documentation)**
  - Verification of organization's status (IRS letter of determination, W9, registration with the Secretary of State);
  - Most recent two years of audited financial statements including organization's budget and profit/loss statements (written explanation if audit not available);
  - Organization's funding sources, impact of the project, and how it will lead to new or expanded business, and the organization's financial position.

## Project Grant Application Calendar

### Cycle I

- Application Deadline: Dec. 30, 2025
- Presentation to MCDC Board: Jan. 22, 2026
- Board Vote and Award Notification: Feb. 26, 2026

### Cycle II

- Application Deadline: March 31, 2026
- Presentation to MCDC Board: April 23, 2026
- Board Vote and Award Notification: May 28, 2026

### Cycle III

- Application Deadline: June 30, 2026
- Presentation to MCDC Board: July 23, 2026
- Board Vote and Award Notification: Aug. 27, 2026

## Organization Information

<b>Organization Name</b>	Chestnut Square
<b>CEO / Executive Director</b>	Jim Doyle
<b>Federal Tax I.D.</b>	75-1602150
<b>Incorporation Date</b>	Tuesday, February 5, 1974
<b>Mailing Address</b>	315 S. Chestnut St. McKinney, TX, 75069
<b>Phone Number</b>	(972) 562-8790

Email	deanna@chestnutsquare.org
Website	www.chestnutsquare.org
Facebook	<a href="https://www.facebook.com/share/qVNusogfKiNHsr9M/?mibextid=kF">https://www.facebook.com/share/qVNusogfKiNHsr9M/?mibextid=kF</a> , <a href="https://www.facebook.com/share/zLRxxJD">https://www.facebook.com/share/zLRxxJD</a> , <a href="https://www.facebook.com/share/zLRxxJD">https://www.facebook.com/share/zLRxxJD</a> ,
Instagram	<a href="https://www.instagram.com/chestnutsquaremckinney?igsh=MW5ybm1xZ3l3cjV3Yw%3D%3D&amp;utm_source=qr">https://www.instagram.com/chestnutsquaremckinney?igsh=MW5ybm1xZ3l3cjV3Yw%3D%3D&amp;utm_source=qr</a> <a href="https://www.instagram.com/chestnutsquaremckinney?igsh=MW5ybm1xZ3l3cjV3Yw%3D%3D&amp;utm_source=qr">https://www.instagram.com/chestnutsquaremckinney?igsh=MW5ybm1xZ3l3cjV3Yw%3D%3D&amp;utm_source=qr</a>

**Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, staff, successes, contribution to community, etc.**

Chestnut Square Heritage Village began in the 1970s when community members came together to save McKinney's historic homes and buildings from being lost to new development. They formed the Heritage Guild of Collin County and began restoring and relocating historic structures to the Chestnut Street property, creating a place where the stories, architecture, and traditions of early McKinney could be preserved and shared.

Over time, Chestnut Square grew into a living history village with homes, a chapel, a schoolhouse, a store, and the historic Taylor Inn—all restored to reflect the way life once was. It also became home to the #1 Farmers Market in Texas for three years in a row, drawing thousands of visitors and serving as one of McKinney's most popular community gathering spaces.

Today, Chestnut Square continues to honor the community's heritage through tours, programs, events, and year-round activities. Its mission remains central to everything it does:  
"To Preserve History, Inspire the Future, and Celebrate Community."

Chestnut Square contributes to the community by preserving McKinney's history, providing educational programs, hosting the #1 Farmers Market in Texas, supporting local farmers and businesses, offering meaningful volunteer opportunities, and serving as a welcoming gathering place for events, tours, and cultural activities.

**Select One**

Nonprofit - 501(c)3 (Attach a copy of IRS Determination Letter)

**IRS Determination Letter for 501(c)3**



Project 2026 501-C3 Letter Tax Exempt.pdf

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Representative & Contact Information

**Is the representative information same as above?**

Yes

**Is the contact for communications between MCDC and the organization same as above?**

Yes

**Are you the property owner?**

No

<b>Property Owner Name</b>	Non Profit Non Profit
<b>Title</b>	Chestnut Square - Heritage Guild of Collin County
<b>Mailing Address</b>	315 S. Chestnut S. McKinney, TX, 75069
<b>Phone Number</b>	(972) 562-8790
<b>Email Address</b>	deanna@chestnutsquare.org
<b>Letter of Support for Project from Property Owner</b>	 MCDC Project Grant 2026 Restroom S... .pdf

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

## Information About Funding Request and Project Costs

**Total Amount Requested** 148,500

**Are matching funds available?**  Yes

**Matching Funds Available** 26,200

**Have you received or will funding be requested from any other City of McKinney entity (e.g. City of McKinney, MEDC, TIRZ, McKinney Housing & Community Development)?**  No

**What is the total cost for this Project?** 174,700

**What percentage of Project total will be funded by the applicant?** 15

**Are matching funds available?**  Yes

## Cash Matching Funds

	Amount	Source	Percent of Total
	9,800	Market Community Booth Sponsorship	5.6
	2,600	Farmland Trust Award	1.5
	10,000	Farm to Table 2024	5.7
	3,800	Farm to Table 2025	2.2

## In-Kind Matching Funds

	Amount	Source	Percent of Total
	7,500	Ian MacLean	4.3
	10,482	James West	6.0

## Other Funding Sources

As the Community Partnership Sponsor Booth continues to grow, we will develop additional opportunities for contribution and create pathways for the Chestnut Square Historical Village and the Farmers Market to become self-sustaining in the future.

**Estimated Annual Taxable Sales** 100,000

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## Project Description and Details

Information about the project for which you are seeking funding.

**Project / Business Name** Restroom Project

**Location of Project** North Side of Property

**Physical Address** 315 S. Chestnut  
McKinney, TX, 75069

**Property Size (in acres)** 2 acres

**Collin CAD Property ID** R0941003001A1

**What kind of project is proposed? (Check all that apply.)** Expansion / improvement

**Estimated Date of Project Start Date** Tuesday, March 3, 2026

**Estimated Date of Project Completion Date** Monday, August 31, 2026

**Current Appraised Value of Property** 1,909,645

**Estimated Appraised Value (post-improvement)** 125,000

**Has the project been competitively bid?**

Yes

**Attach at least TWO competitive bids for the project**



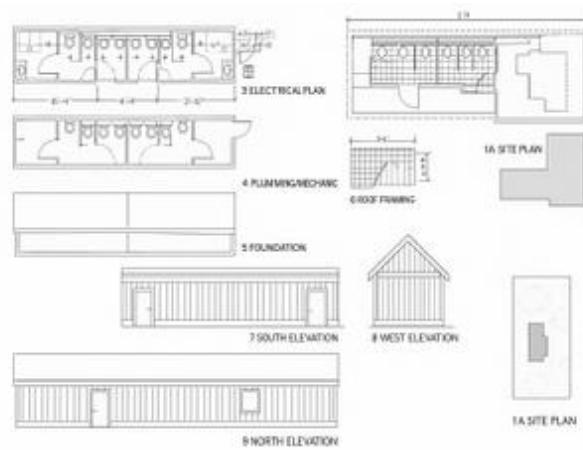
Final Estimate from Benji Restoration.pdf

### Project Summary / Supplemental Documentation

Provide a comprehensive project narrative and/or attachments that include:

- Overall project goals – (e.g. - financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
- Project Timeline (design to completion)
- Detailed Project Budget
- Site plan (property plat)
- Design plans/images
- Projected impact on McKinney's economy
- Projected impact on McKinney's quality of life

### Project narrative and/or attachments



Chestnut Square Public Restroom Proj....pdf



Project Scope and Sequence.pdf



Chestnut Square.pdf



Location of Restrooms Photo 1.pdf



Location of Restrooms Lines.pdf

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Structure and Financial Viability of the Organization

Provide the following documentation:

- Business Plan – mission/goals, organizational structure, target customers, product lines, future expansion
- Verification of organization's status (IRS letter of determination, W9, Secretary of State registration, etc.)
- Most recent two years of audited financial statement including organization's budget and profit/loss statement  
(written explanation if audit not available.)



2025 Chestnut Square Budget Overview.pdf



StatementofFinancialPositionSummary.pdf



MCDC Project Grant Chestnut Square ... .pdf



Project Grant Chestnut Square 990.pdf



144\_Project 2026 501-C3 Letter Tax E... .pdf



CS Board Roster 2025.pdf



Chestnut Square Heritage Village Org... .pdf

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Additional Information

**Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Checklist for Completed Application

All applicants must submit a complete application with the following attachments and required information as detailed throughout the application to ensure Board consideration for funding.

## Procedure

Application completed and submitted prior to deadline (5 p.m. on deadline date)

Application submitted via online form

## Organization and Financial Information

Completed all organizational information

Provided organization business plan

Provided documentation of organization's status (IRS letter, W9, Secretary of State registration)

Provided two most recent years of audited financial statements (budget + profit & loss)

Provided information regarding project funding (e.g. organization's contribution, other sources)

## Specific Project Elements

Type of project (e.g. expansion, new development, repair)

Project description (e.g. goals, impact on organization, impact on McKinney's economy and quality of life)

Project timeline

Detailed project budget

Site plan and/or property plat

Project designs

Two comprehensive project bids

## Community & Economic Impact

Description of how the project supports new business development or expansion of existing business

Economic impact projections

Benefits to McKinney residents and community quality of life

## Presentation to MCDC Board of Directors

Completed applications that are eligible for consideration by MCDC will be presented to the board

according to the schedule included on the first page of this application. Presentations will be limited to five (5) minutes followed by time for questions from the Board. **Please be prepared to provide the information outlined below in your presentation:**

- Introductory overview of applying organization
- Project description (e.g. purpose, goals, impact on organization)
- Project timeline
- Summary of project budget
- Site plan and/or property plat, project designs
- Impact of project on McKinney's economy and/or quality of life

## Acknowledgements and Grantee Assurances

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- The Organization officials who have signed the application are authorized by the organization to submit the application.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for a minimum of 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.
- Applicant gives permission for the use of Board presentation images and other published event images on MCDC and City of McKinney website and social media content and print/digital publications.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it 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.

## Applicant Electronic Signature

**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.**

Selecting this option indicates your agreement with the above statement.

**Representative Completing Application**



**Date**

Sunday, December 7, 2025

**Property Owner**



**Date**

Sunday, December 7, 2025

**Notes**

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.

## **Chestnut Square Heritage Village**

**Preserving History • Inspiring the Future • Celebrating Community**

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### **Mission Statement**

Chestnut Square preserves and shares the rich heritage of McKinney through immersive experiences, community gatherings, and living history programs that connect past and present.

We strive to celebrate community, safeguard historic spaces, and inspire future generations through culture, education, and authentic storytelling.

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### **Organizational Structure**

#### **Board of Directors**

#### **Oversight, governance, policy, strategic direction**

- Ensures mission alignment & long-term sustainability
- Supports fundraising, financial approval & fiduciary responsibility
- Guides executive leadership & strategic priorities

#### **Operations & Program Divisions**

##### **Leadership & Staff**

###### **Executive Leadership**

###### **Jim Doyle – Executive Director**

Provides overall strategic direction and organizational oversight. Leads operational management, preservation stewardship, donor relations, community partnerships, board engagement, and long-term planning for the historic village.

###### **Development & Advancement**

###### **DeAnna Stone – Development Director**

Oversees fundraising strategy, donor cultivation, sponsorships, grants, special appeals, corporate partnerships, and capital campaign development. Leads revenue-growth initiatives to sustain preservation, programs, and mission advancement.

##### **Farmers Market & Events**

### **Sharla Malone – Farmers Market & Event Manager**

Manages vendor relationships, seasonal programming, special events, and customer experience for the award-winning McKinney Farmers Market. Oversees weddings, rentals, and event logistics to support organizational revenue and community activation.

### **Museum & Interpretation**

#### **Annie Quinn – Museum Director**

Directs curation, collections, archives, interpretive programs, and exhibit storytelling. Leads docent training, school tour development, and preservation of historical narratives to keep McKinney's heritage alive and accessible.

### **Finance & Administration**

#### **Linda Weiler – Finance Manager**

Responsible for bookkeeping, accounting systems, budgets, payroll, financial reporting, and compliance. Ensures transparent financial stewardship to support sustainability and fiduciary confidence.

### **Core Goals (2025–2028)**

#### **Preservation + Stewardship**

- Maintain and restore historic buildings with long-term conservation plans
- Expand archival and artifact documentation
- Create sustainable revenue streams to self-fund and sustain the village

#### **Community Connection**

- Increase year-round engagement with families, seniors, students & tourists
- Amplify partnerships with schools, civic organizations, and local businesses
- Strengthen volunteer pipeline and training programs

#### **Educational Leadership**

- Grow living history programs, camps, and workshops
- Develop immersive exhibits that tell untold stories of early McKinney – Crazy in May Quilts
- Launch digital history archives & online learning content – Self Guided Tour and Video Support

## **Financial Sustainability**

- Expand donor base and sponsorships – Expressing gratitude and establishing long term relationships
- Grow weddings & event rentals as revenue support for preservation
- Pursue capital investment for long-term facility growth & maintenance

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## **Future Vision Statement**

Chestnut Square will become a premier destination for the McKinney Farmers Market, heritage, culture, community gathering, and education in North Texas.

As we move into the next decade, we envision:

### **A Thriving Village**

Alive with the farmers market, demonstrations, music, farm-to-table experiences, Holiday Tour of Homes, and daily interpretation of early McKinney life.

### **A Center for Learning**

Hosting students and families year-round through camps, historical immersion, classroom partnerships, and digital learning.

### **A Beacon for Preservation**

Modeling responsible restoration, adaptive reuse, and historic stewardship through community investment and long-term planning.

### **A Sustainable Future**

Built on diversified revenue, expanded donor engagement, and facilities that serve both history and modern community needs.

# **Chestnut Square Public Restroom Project Proposal**

*Prepared for Funding Consideration*

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## **1. Overall Project Goals**

The Chestnut Square Restroom Development Project is designed to strengthen the visitor experience, operational efficiency, and long-term sustainability of Chestnut Square Heritage Village. Key goals include:

- **Financial Impact**

- Increases the capacity for the Farmers Market, tourism, weddings, events, school tours, and community programming.
- Enhances revenue potential by improving visitor comfort and ADA accessibility.
- Supports the award-winning #1 Farmers Market in Texas (three years in a row), which generates millions in annual vendor sales.

- **Support for Local Business & New Business Growth**

- Improved amenities attract more vendors and visitors to the market.
- Encourages new prepared-food vendors, artisans, and specialty producers whose items are taxable, helping increase sales tax revenue for McKinney.

- **Expanded Audience & Demographic Reach**

- Provides ADA-compliant facilities for guests with mobility needs.
- Improves access for families, seniors, and school groups.
- Supports large-scale events that bring diverse audiences to Downtown McKinney.

- **Efficiency Improvements**

- Restrooms located near the north entrance reduce congestion at other restrooms.
- Supports staff and volunteer efficiency during market operations and special events.
- Reduces time spent managing guest flow and addressing restroom access challenges.

- **Safety & Security Impact**

- Eliminates long walking distances to restroom facilities for visitors.
- Reduces crowd movement through narrow pathways during peak hours.
- Controlled and well-lit restrooms improve guest safety.
- Creating opportunities for convenience for vendors.
- Minimize need for crossing the street for Prairie Adventure Camp and youth activities

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## 2. Project Timeline (Design to Completion)

- **Design & Permitting:** Completed through collaboration with architect James West and Benji Restoration.
- **Certificate of Appropriateness & Board of Adjustments Approval:** Winter 2025–February 2026
- **Construction Start:** March 3, 2026
- **Construction Duration:** Approx. 6 months
- **Projected Completion:** August 31, 2026
- **Opening for Public Use:** Early September 2026

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## 3. Detailed Project Budget

Scope Item	Amount
Plans & Permit Fees	\$5,200
Site Prep	\$8,200
Foundation	\$24,000
Framing	\$17,500
Plumbing	\$26,000
Electrical	\$10,500

<b>Scope Item</b>	<b>Amount</b>
HVAC	\$13,000
Roofing	\$10,000
Exterior Finish	\$20,300
Interior Finish	\$27,000
Bathroom Fixtures	\$13,000

**Total Project Cost \$174,700**

*Funding Sources Already Identified:*

- Market Sponsorship – 5.61%
- American Farmland Trust – 1.49%
- 2024 Farm-to-Table – 5.73%
- 2025 Farm-to-Table – 2.18%
- Additional Funding – 4.29%
- Additional partnership opportunities will continue to develop as the program grows.

#### **4. Site Plan (Property Plat)**

The restroom building will be constructed on the north side of Chestnut Square, adjacent to the Taylor Inn. This area was selected because:

- It is close to existing drainage and sewage lines, minimizing ground disturbance.
- It allows a historically compatible design, fitting seamlessly into the heritage village.
- It can be easily roped off during construction, allowing the Farmers Market and all other activities to continue safely.

#### **5. Design Plans/Images**

Design plans incorporate a historically appropriate structure created by McKinney architect James West, including:

- Batten board Hardie siding
- Roofline, colors, and trim in harmony with Taylor Inn
- ADA-accessible entrances
- Men's and women's restrooms with durable commercial fixtures

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## 6. Projected Impact on McKinney's Economy

### Economic Contributions

- The McKinney Farmers Market generates an estimated **\$6–7 million in vendor sales annually**, based on typical Texas farmers market benchmarks.
- A portion (estimated **20–40%**) of these sales fall into *taxable categories* (prepared foods, beverages, crafts, value-added goods).
- Enhanced restroom infrastructure supports:
  - Higher vendor retention
  - Increased visitor traffic
  - Growth in taxable sales
  - Expansion of specialty vendors

### Broader Economic Impact

- Improved visitor experience leads to longer stays and more spending in Downtown McKinney.
- Events and weddings at Chestnut Square support local hotels, restaurants, and retail shops.
- As attendance increases, Chestnut Square's operations contribute to employment of local vendors, artisans, and farmers.

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## 7. Projected Impact on McKinney's Quality of Life

The new restroom facility will:

- Improve comfort and accessibility for families, seniors, children, and guests with disabilities.

- Support the #1 Farmers Market in Texas — a major community asset and cultural draw.
- Improve safety through shorter walking distances and better lighting.
- Enhance educational experiences for school groups and field trips.
- Strengthen Chestnut Square's role as a place to Preserve History, Inspire the Future, and Celebrate Community.
- Support festivals, tours, weddings, and events that bring people together and enrich McKinney's cultural fabric.

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## **Conclusion**

The Chestnut Square Restroom Development project is a strategic, community-supported investment that enhances the guest experience, strengthens McKinney's economic vitality, and preserves the integrity and usability of one of the city's most cherished historic landmarks. With a strong design team, clear budget, defined timeline, and broad community support, this project is positioned to provide long-term value for both Chestnut Square and the City of McKinney.

# Chestnut Square

## Overview

<i>Project Name</i>	<p>Restroom Development</p> <p>Chestnut Square: Farmers Market North Property</p>
<i>Project Manager</i>	<p>Executive Director: Jim Doyle</p> <p>Development Director: DeAnna Stone</p> <p>Contractor: Ian MacLean - Benji Restoration</p>
<i>Project Dates</i>	<p>Start Date: <span style="background-color: #f0e68c; border-radius: 50%; padding: 2px 5px;">Mar 3, 2026</span></p> <p>End Date: <span style="background-color: #f0e68c; border-radius: 50%; padding: 2px 5px;">Aug 31, 2026</span></p>
<i>Background</i>	<p>Chestnut Square needs permanent restrooms on the north side of the property. This area is one of the busiest parts of the village during the Farmers Market, tours, school visits, weddings, and events, yet it currently has no permanent restroom access.</p> <p>Adding restrooms here will improve guest comfort, provide ADA-accessible facilities, reduce congestion at other restrooms, and better support the large number of visitors who use this entrance throughout the year. The South property restrooms do not manage the demand during Farmers Market, Farm to Table, Weddings and Village Tours.</p>
<i>Objectives</i>	<ul style="list-style-type: none"> <li>● Provide essential ADA-accessible facilities near a major gathering area</li> <li>● Improve guest comfort and safety</li> <li>● Reduce congestion at existing restrooms elsewhere on the property</li> <li>● Support increased attendance and event expansion</li> <li>● Enhance the overall visitor experience and operational flow</li> <li>● Help accommodate vendor access to restrooms more convenient to their booths.</li> </ul>
<i>Target Audience</i>	<p><b>Visitors and Guests</b> - They gain convenient, nearby restrooms during Farmers Markets, tours, weddings, and events.</p> <p><b>Families and School Groups</b> - Easier access for children, teachers, and chaperones.</p> <p><b>Vendors and Event Participants</b> - Improved comfort and efficiency during long market or event days.</p>

**Volunteers and Staff** - Reduced workload managing restroom access and improved flow across the property.

**Individuals with Disabilities** - ADA-accessible restrooms provide essential accessibility close to key activity areas.

**The Community and City** - Better visitor experience supports McKinney Farmers Market, tourism, repeat visits, and the overall success of Chestnut Square's historical programming.

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# Project Specifics

## 1. Plans & Permits

Preparation of structural plans based on James West's design; submission to Historic Preservation, Board of Adjustments, and City of McKinney; energy compliance; surveys; and all associated fees.

Final Estimate from Benji Resto...

## 2. Site Preparation

Clearing the build site between Taylor Inn and the iron fence, removing garden boxes, chain link fencing, and a leaning hackberry tree; installing erosion control and temporary fencing; removing and reinstalling fencing for construction access.

Final Estimate from Benji Resto...

## 3. Foundation

A pier-and-beam reinforced concrete slab with 16 piers, perimeter grade beam, floor slopes for drains, grading for drainage, and an ADA-compliant sidewalk connecting the north walkway to the restroom entrance.

Final Estimate from Benji Resto...

## 4. Framing

Construction of a 380 sq. ft. wood-framed structure with full insulation and sheathing per code.

Final Estimate from Benji Resto...

## 5. Plumbing

Installation of a 4" sanitary sewer line to city service and a 1" PEX supply line, complete rough-in and final plumbing installation for all fixtures, including water heater.

Final Estimate from Benji Resto...

## 6. Electrical

Underground conduit connection from the schoolhouse; installation of wiring, lighting, outlets, HVAC disconnect, and exterior lighting.

Final Estimate from Benji Resto...

## 7. HVAC

Ducted HVAC system servicing both bathrooms with a condensing unit screened by a privacy fence; installation of exhaust fans vented through the attic.

Final Estimate from Benji Resto...

## 8. Roofing

30-year asphalt shingles matching Taylor Inn, full gutter system, and underground drainage directing runoff to the NE corner of the property.

Final Estimate from Benji Resto...

## 9. Exterior Finish

Hardie batten board siding, soffits, trim, exterior attic access, and metal entrance doors with commercial hardware.

Final Estimate from Benji Resto...

## 10. Interior Finish

Hardie backer board for tiled areas, drywall, paint, tile to 5' height, commercial flooring tile, storage closet, and partition wall.

Final Estimate from Benji Resto...

## 11. Bathroom Fixtures

- **Men's restroom:** 1 ADA stall, 2 urinals, 2 sinks
- **Women's restroom:** 1 ADA stall, 2 regular stalls, 2 sinks
  - Includes granite countertops, under-mount sinks, partitions, and dispensers.

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### *Project Constraints*

- **Historic approvals required** – Must meet Historic Preservation guidelines and obtain multiple city approvals.
- **Building setback variance** is required through the Board of Adjustments, adding an additional approval step before construction can begin.
- **Tight building space** – Limited room between Taylor Inn and the iron fence makes construction access difficult.
- **Utility connections** – Sewer and electrical lines must be run across historic grounds, requiring careful coordination.
- **Drainage concerns** – Must manage water flow around both the new building and Taylor Inn to protect foundations.

- **Visitor traffic** – Construction must not disrupt Farmers Market guests, school groups, weddings, or tours.
- **ADA requirements** – Sidewalks, entrances, and stalls must meet accessibility standards within a small footprint.
- **Matching historic look** – Materials and colors must blend with Taylor Inn and surrounding structures.
- **Weather delays** – Spring rain and summer heat may slow down site prep, foundation, and roofing work.
- **Possible unknown conditions** – Underground obstacles or unexpected issues may increase time or cost.

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#### *Deliverables*

- **Final architectural and structural plans** designed by James West and approved by all required city and historic agencies.
- **Complete site preparation**, including clearing the area, removing fencing and the leaning tree, and setting erosion control.
- **Finished foundation system**, including reinforced slab, piers, grade beam, drainage grading, and ADA-accessible sidewalk.
- **Fully framed restroom building** (approx. 380 sq. ft.) with insulation, sheathing, and roof structure.
- **Installed plumbing system**, including sewer connection to McDonald Street, water supply lines, and all bathroom fixtures.
- **Installed electrical system**, including conduit, wiring, lighting, outlets, HVAC power, and exterior lighting.
- **Complete HVAC system**, including ducting, condensing unit, and exhaust fans.
- **Exterior finishes**, including Hardie siding, soffits, trim, attic access, exterior doors, gutters, and drainage piping.
- **Interior finishes**, including tile, drywall, paint, floor drains, partitions, storage closet, and countertops.
- **Men's and women's restrooms fully outfitted** with:
  - Toilets, urinals, stalls, sinks, soap and towel dispensers
  - Granite countertops, partitions, and all ADA-compliant fixtures
- **Final inspections and approvals** from Historic Preservation, City of McKinney, and all related departments.
- **Completed restroom facility ready for public use** by the target date of **August 31, 2026**.

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#### *Explorations & Decisions*

The site selected for the new restrooms is ideal because it is **close to existing drainage and sewage lines**, reducing the need for long utility runs and minimizing disruption to the historic grounds. The location also supports a **historically appropriate design** that complements the nearby Taylor Inn. In addition, the area can be **easily roped off for construction**, allowing the Farmers Market and other activities at Chestnut Square to continue safely and without major interruption.

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# Conclusion

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## *Project Outcomes*

The new restroom facility is a necessary and well-planned improvement that supports the growing needs of Chestnut Square's visitors, vendors, volunteers, and programs. With its ideal location near existing utilities, its historically appropriate design, and its ability to be constructed with minimal disruption to ongoing activities, this project strengthens the long-term accessibility, comfort, and functionality of the village. Supported by the Board, staff, and community, the project represents a meaningful investment in preserving the guest experience and supporting Chestnut Square's mission for years to come.

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# Drainage Access and Sewer Lines

# Location of Restrooms



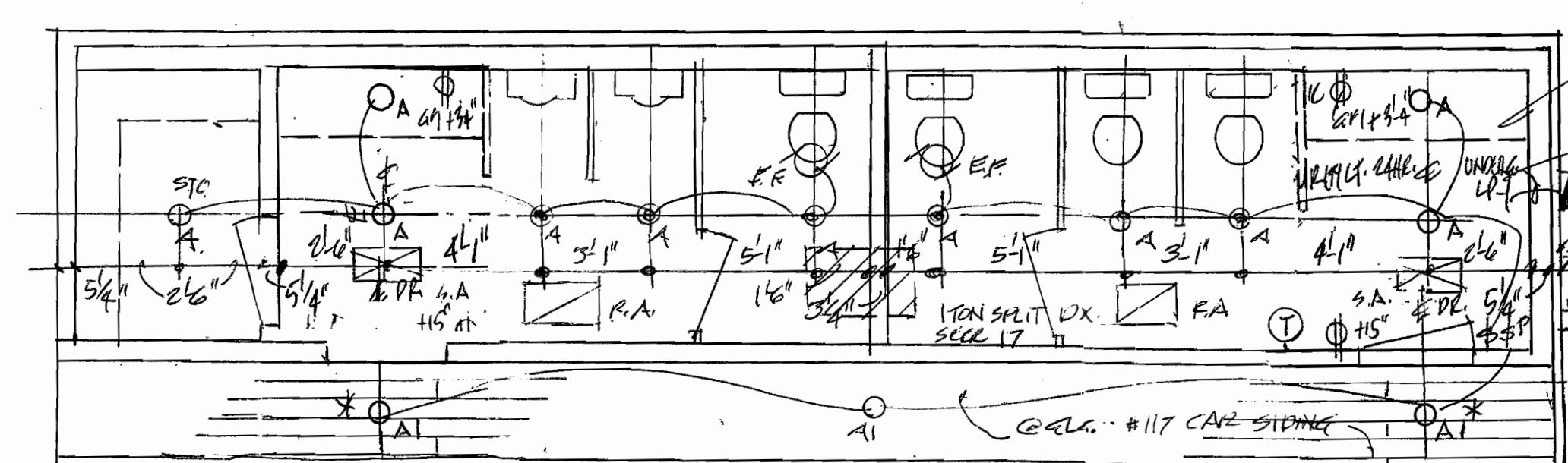
Thank You to the  
McKinney Garden Club  
the McKinney Kiwanis Club  
the McKinney North Key Club  
and our community  
for support of this project.

CHESTNUT SQUARE PUBLIC RESTROOMS  
SOUTH 311 S. CHESTNUT STREET  
MCKINNEY, TEXAS 75069

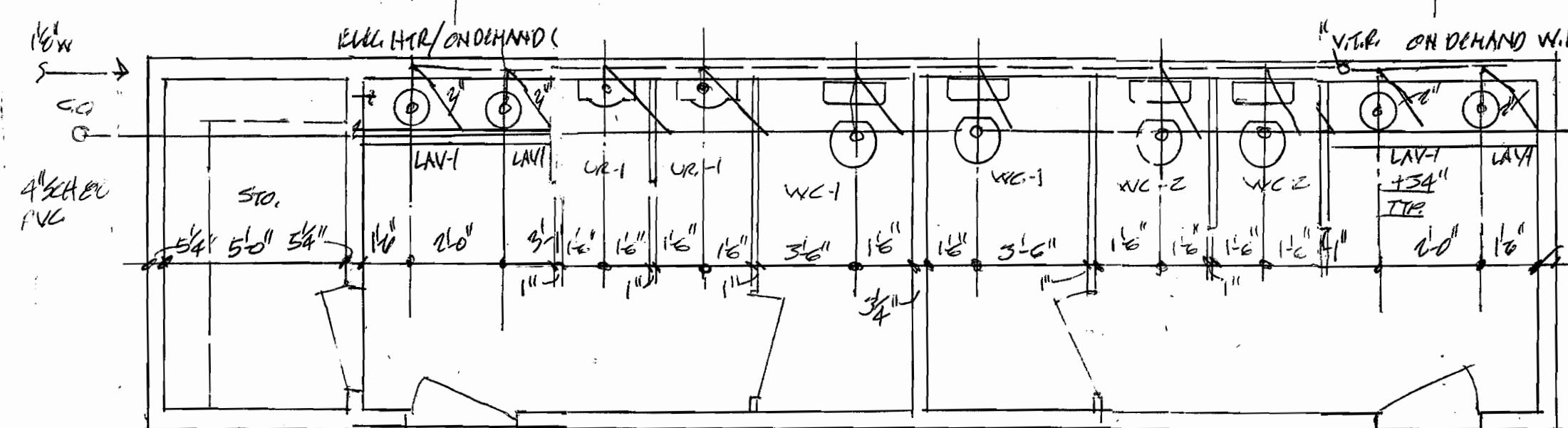


TAC ARCHITECT & PLANNER  
JAMES WEST, ARCHITECT  
P.O. BOX 806  
MCKINNEY, TEXAS 75069  
214 675-559  
tao75070@tx.rr.com

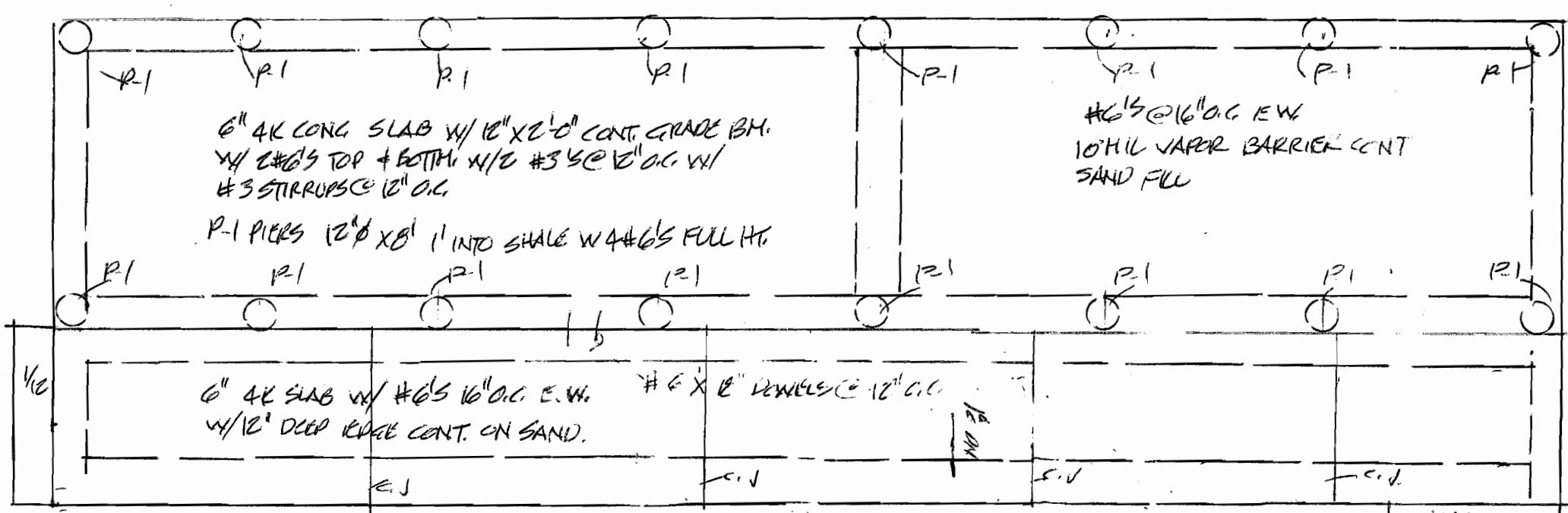
SD1



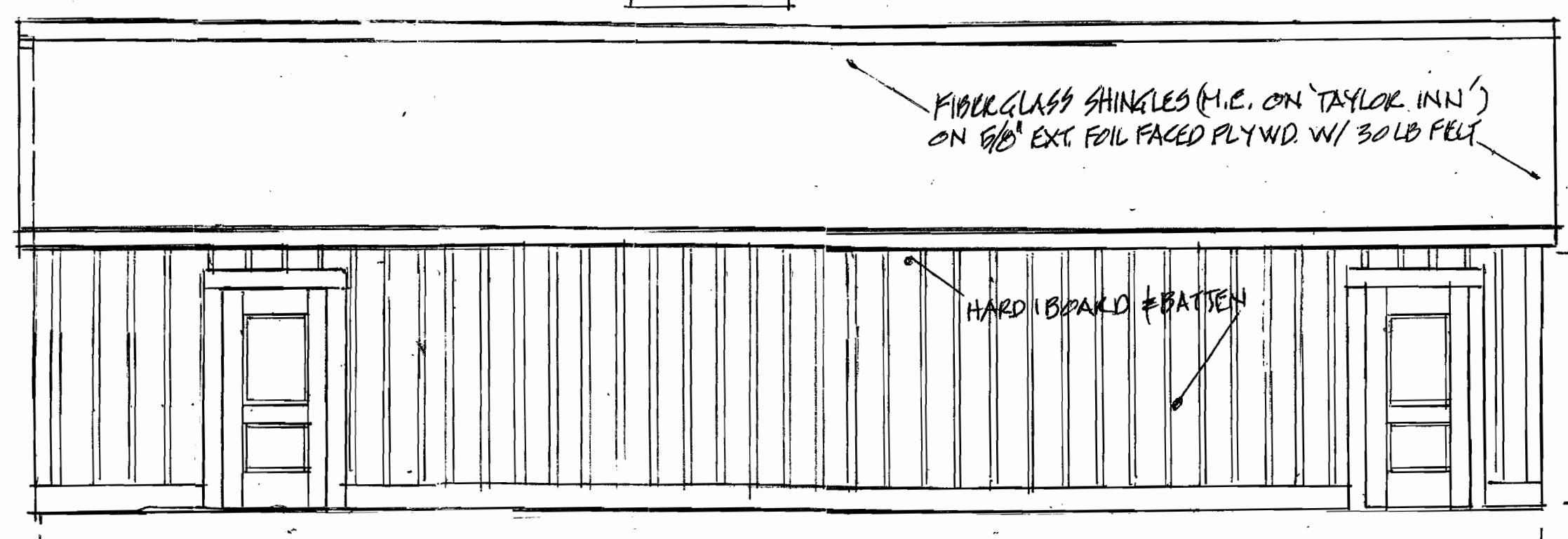
3 ELECTRICAL PLAN  
1/4"=1'-0"



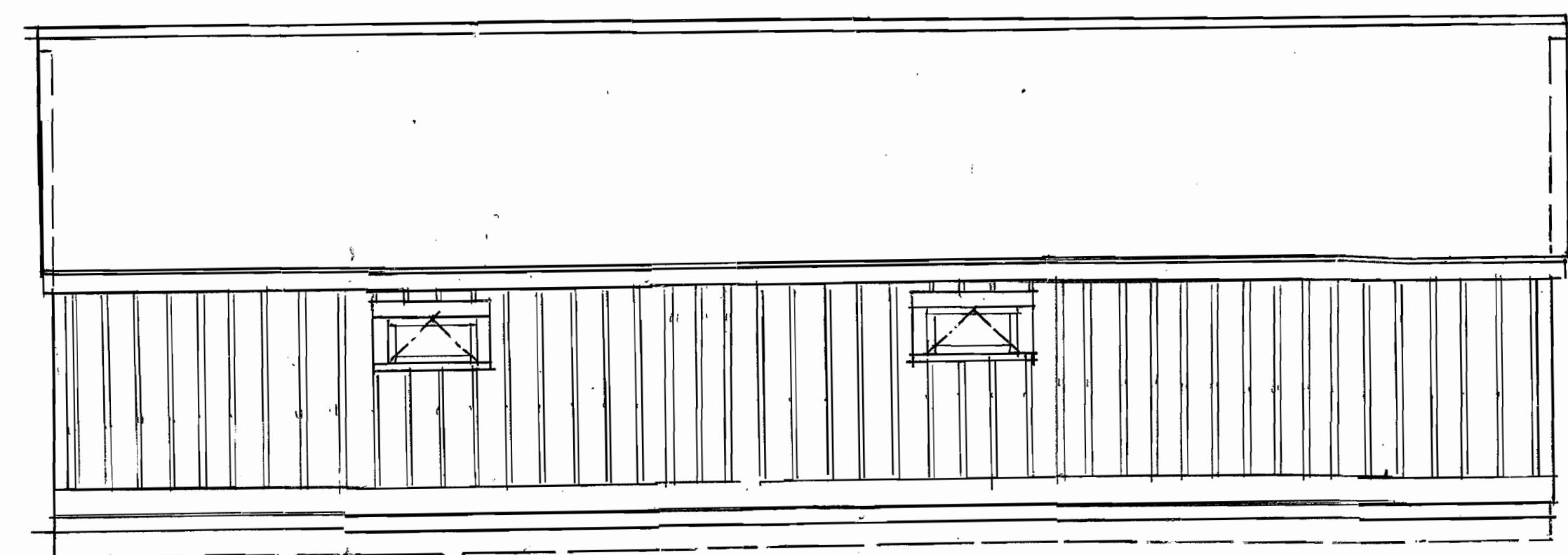
4 PLUMBING/MECHANICAL PLAN  
1/4"=1'-0"  
WC-1 = ADA WC  
WC-2 = STD WC



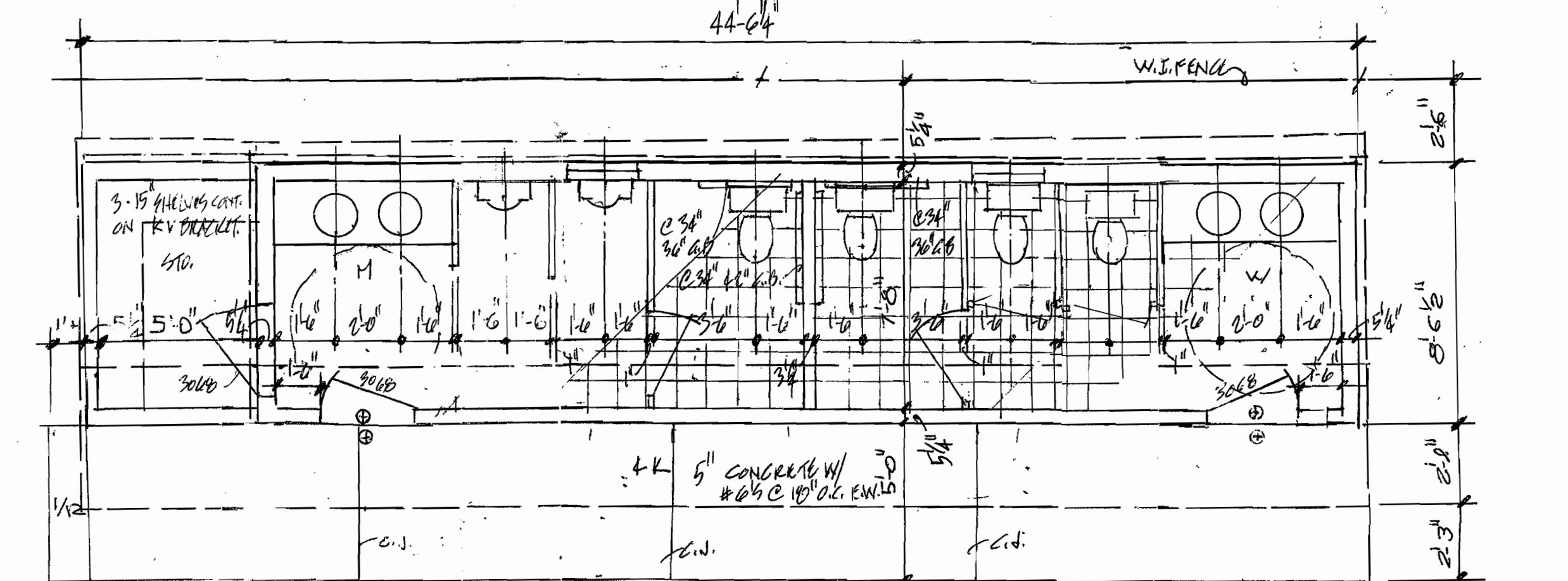
5 FOUNDATION  
1/4"=1'-0"



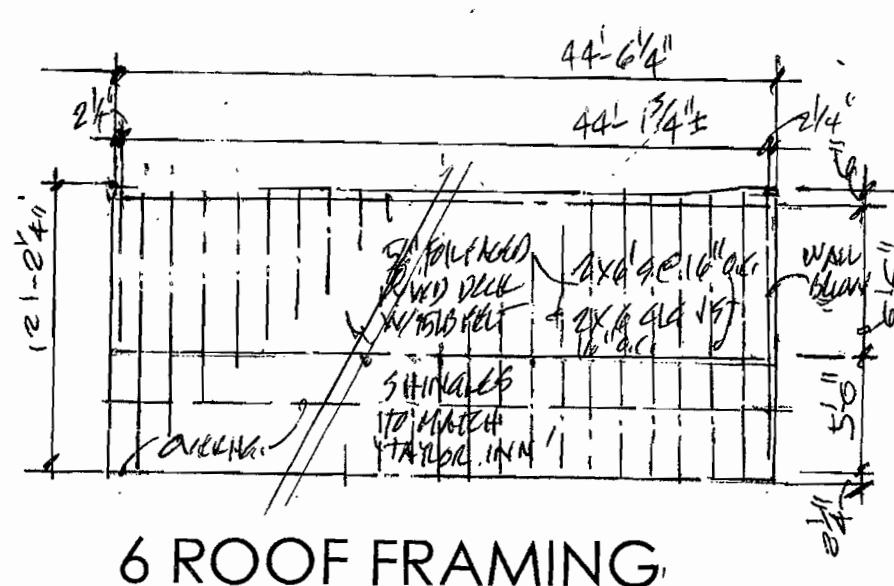
7 SOUTH ELEVATION  
1/4"=1'-0"



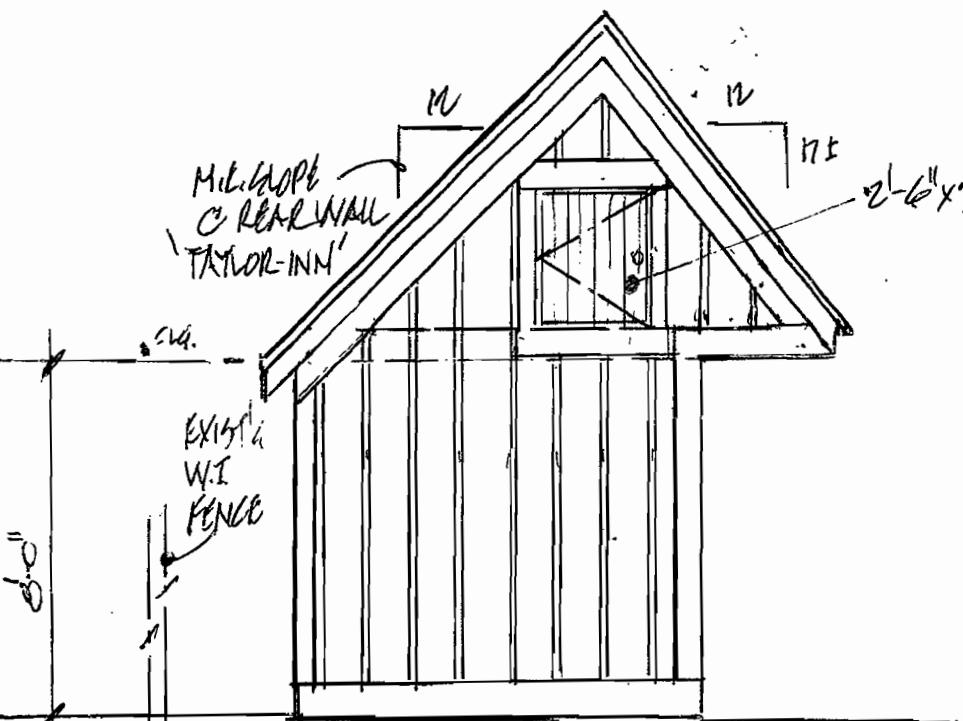
9 NORTH ELEVATION  
1/4"=1'-0"



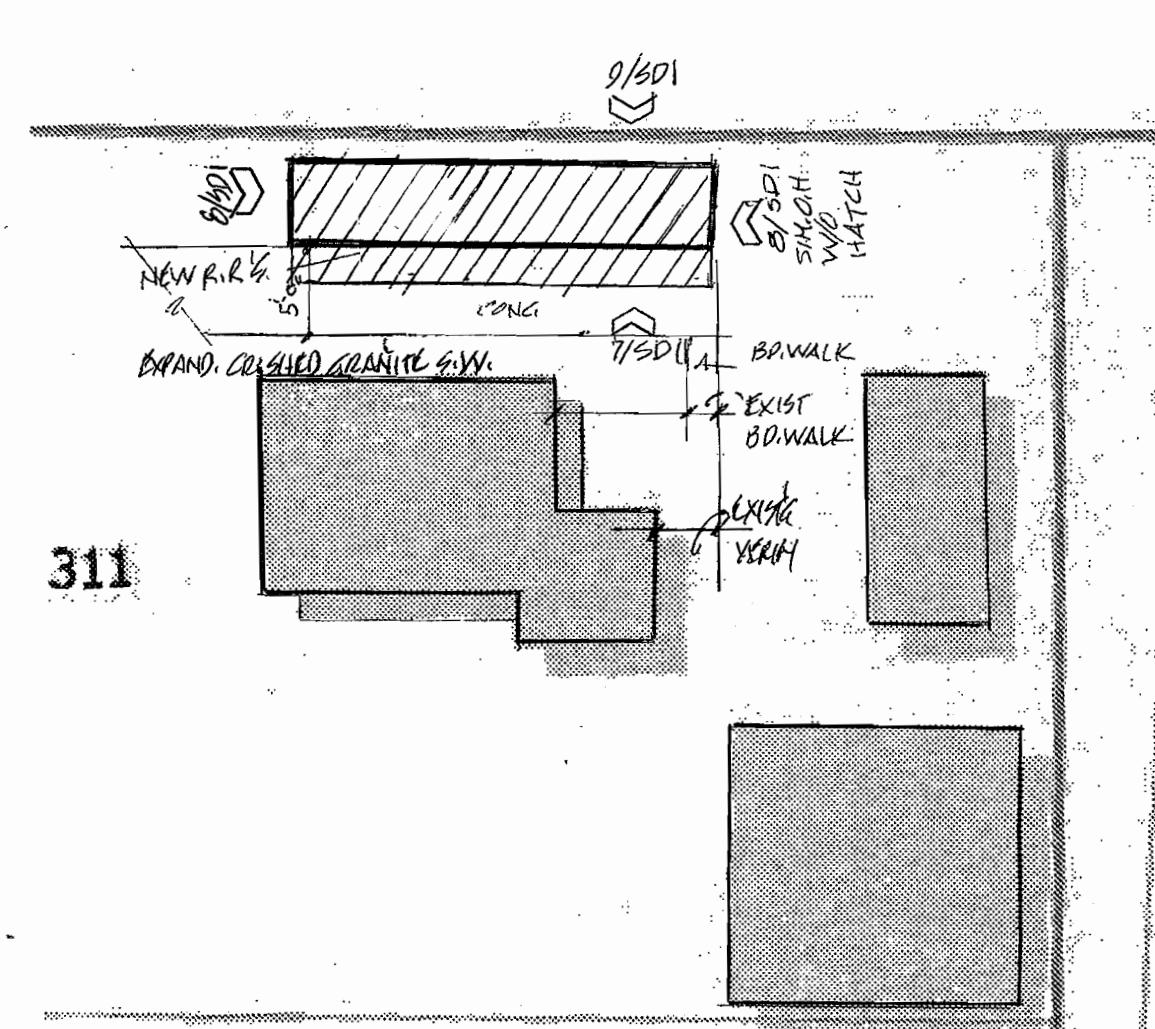
2 PLAN



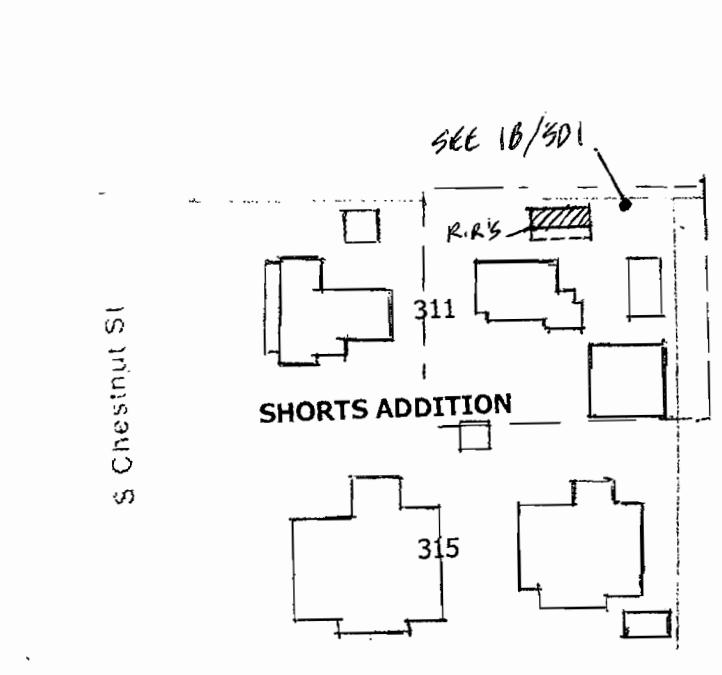
6 ROOF FRAMING  
1/8"=1'-0"



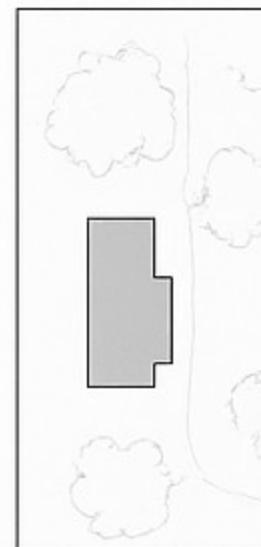
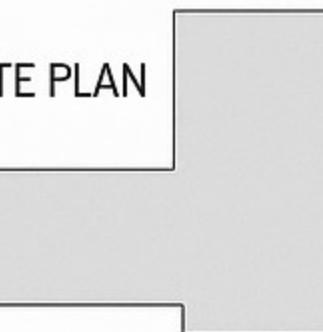
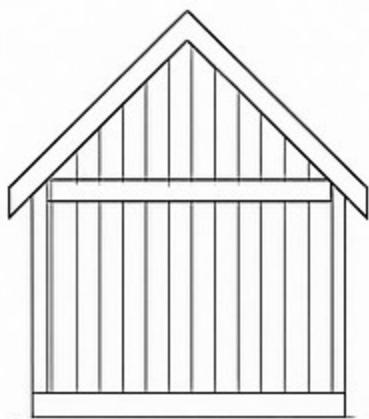
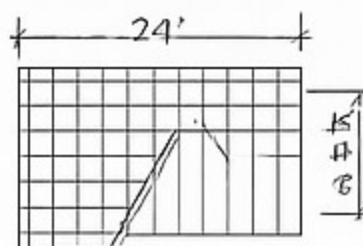
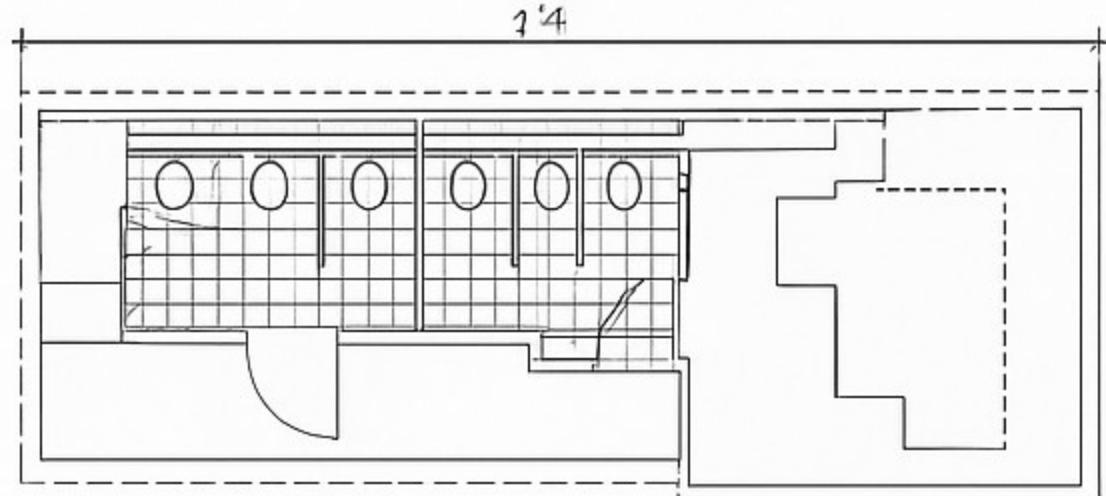
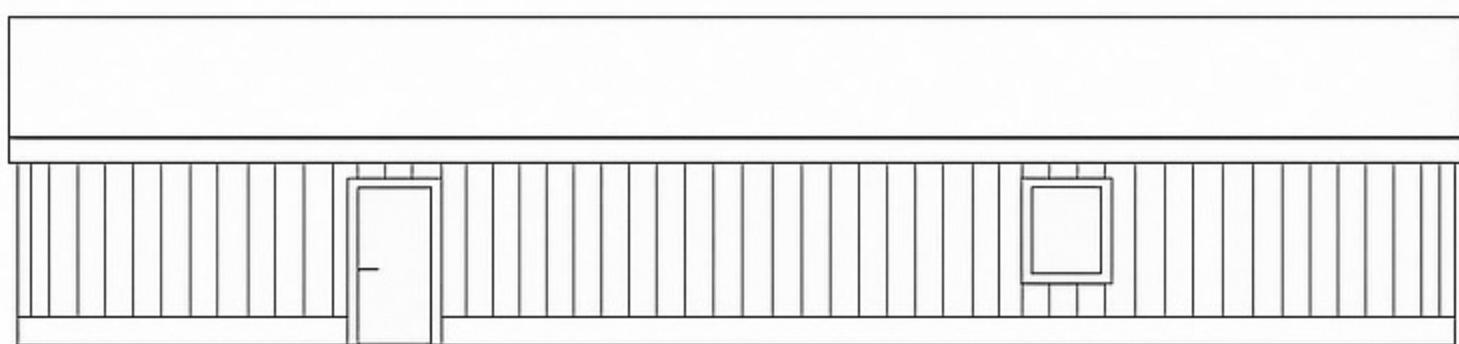
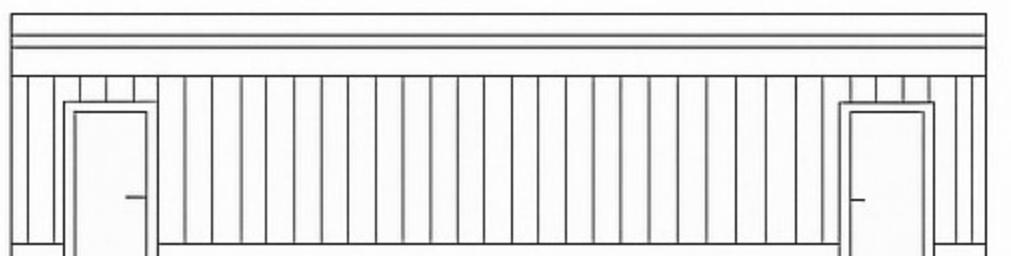
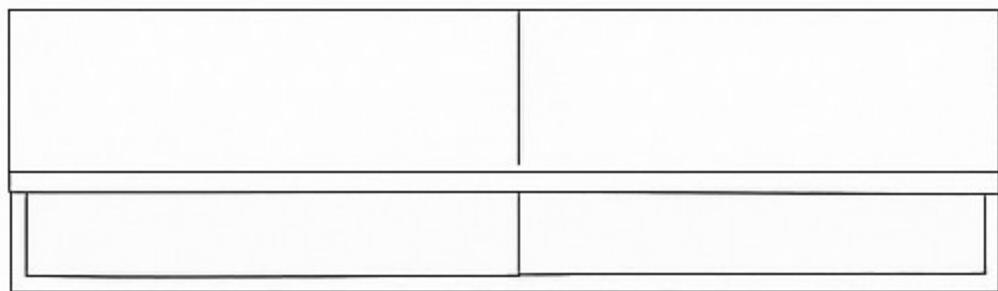
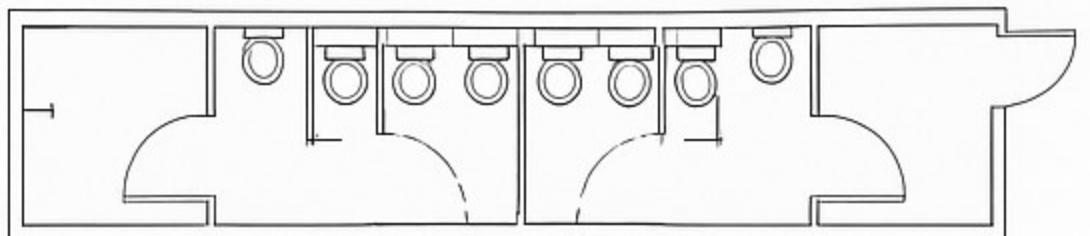
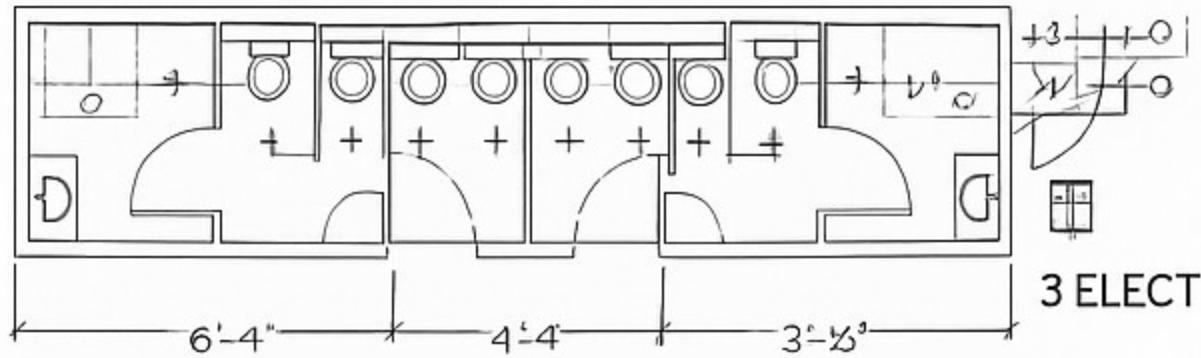
8 WEST ELEVATION  
1/4"=1'-0"



1B SITE PLAN  
1"=20'-0"



1A SITE PLAN  
1"=100'-0"





December 15, 2025

Dear MCDC,

The Board of Directors of Chestnut Square Heritage Village & Museum fully supports the development of a permanent restroom facility on the north side of our property. As attendance continues to grow—especially at the McKinney Farmers Market and at community events—this area of the grounds remains without adequate restroom access.

A north-side restroom will greatly improve the visitor experience, support ADA accessibility, reduce crowding, and allow us to safely and comfortably accommodate the thousands of guests, vendors, volunteers, and students who use this entrance throughout the year.

We consider this project essential to the continued success of Chestnut Square and to meeting the needs of our community. The Board supports moving forward with this improvement and appreciates your consideration.

Sincerely,

The Board of Directors are in support of the project presented as well as staff of Chestnut Square.

Sincerely,

DeAnna Stone  
Director of Development



# ESTIMATE

Public Restrooms Building

**Benji Restoration**

1104 S Tennessee St

McKinney, Texas 75069

United States

Mobile: 214-620-1927

**BILL TO**

**Chestnut Square**

Jim Doyle

304 S Chestnut St

McKinney, Texas 75069

United States

972-832-0937

Jim@chestnutsquare.org

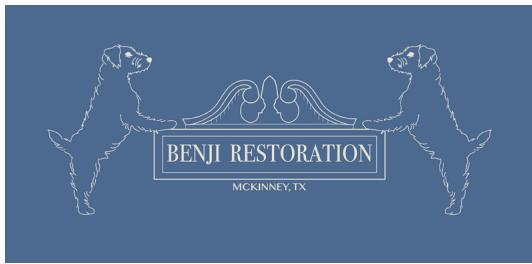
**Estimate Number:** 43

**Estimate Date:** November 29, 2025

**Valid Until:** February 28, 2026

**Grand Total (USD):** **\$174,700.00**

Items	Price	Amount
<b>Plans &amp; Permit Fees</b> Create structural plans based on James West design plans. Submit all required application paperwork to Historic Preservation Office for Certificate of Appropriateness, to Board of Adjustments for building setback variance, to City of McKinney for Building Permit. Obtain board form survey. Complete Energy Path Compliance and Energy Report forms. Pay all associated fees.	\$5,200.00	\$5,200.00
<b>Site Prep</b> Clear build site between Taylor Inn and rod iron fence roughly from Chestnut Square north sidewalk entrance to blacksmith shop, including garden boxes, chain link fencing and removal of leaning hackberry tree. Haul-off all debris. Setup required erosion control and construction fencing, remove/replace rod iron fence sections as needed for access during construction.	\$8,200.00	\$8,200.00
<b>Foundation</b> Construct concrete foundation as per structural plans. Proposed scope of work is steel reinforced pier & beam 6" thick slab, with sixteen steel reinforced (16) 12" diameter piers to 8' depth and/or 1' into shale, 12"x24" reinforced grade beam around perimeter. Smooth finish is applied to interior floors with sloping as required for floor drains. Grade elevation to required height for sufficient ground clearance and slope away from structure, as well as proper drainage along north side of Taylor Inn. ADA compliant sidewalk is built from Chestnut Square north entrance walkway to east side of bathroom for bathroom access.	\$24,000.00	\$24,000.00
<b>Framing</b> Construct 380 sf wood frame structure as per structural plans, estimated cost based on 2x6 walls, 2x8 ceiling joists, 2x6 roof rafters, OSB sheathing/decking, house wrap. All anchors and brackets as per code. 2x6 R-19 batt insulation is installed in walls, 2x8 R-30 batt insulation is installed in ceiling rafters.	\$17,500.00	\$17,500.00



# ESTIMATE

Public Restrooms Building

**Benji Restoration**

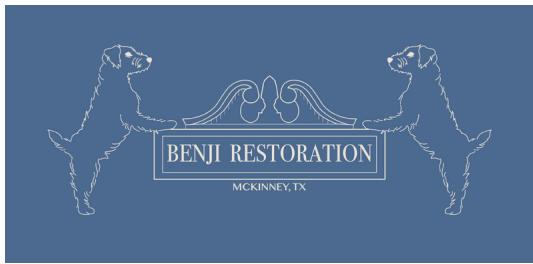
1104 S Tennessee St

McKinney, Texas 75069

United States

Mobile: 214-620-1927

Items	Price	Amount
<b>Plumbing</b> Install 4" sanitary sewer line from restroom structure to city utility service along McDonald St, and 1" PEX supply line from nearest available service to buildings on north side of property. Rough-in supply/drain lines prior to pouring foundation slab, install valves/supply/vent lines after framing and install all fixtures (including water heater) as part of plumbing final work.	\$26,000.00	\$26,000.00
<b>Electrical</b> Install underground electrical conduit from schoolhouse electrical panel to run home run wires for new electrical circuits to new structure, as required for electric hot water heater, HVAC, lights & outlets. Install electrical wiring during rough-in, HVAC disconnect box, outlets/switches and connect all fixtures including exhaust fans. Interior ceiling can lights are positioned in front of each toilet/urinal partition, above sinks and in closet; exterior lighting is can lighting placed in overhang ceiling; attic lighting is provided for HVAC access.	\$10,500.00	\$10,500.00
<b>HVAC</b> Ducted HVAC system is installed to service both bathrooms, condensing unit placed at NE corner of structure, hidden by small privacy fence. Bathroom exhaust fans are ducted through attic space to vent outside through east attic wall.	\$13,000.00	\$13,000.00
<b>Roofing</b> Install felt underlayment over roof decking and 30-yr asphalt roof shingles in style/color similar to Taylor Inn, drip cap matching shingle color, and vented at roof ridge. Install 6" gutters and 3x4 downspouts on all 4 corners of structure - front gutter wraps overhang so downspout isn't exposed past building corner. Downspouts are connected to 4" drainage pipes buried underground and slope towards NE corner of property.	\$10,000.00	\$10,000.00
<b>Exterior Finish</b> Install Hardie batten board siding, Hardie perforated soffits and trim boards as per design plans. Construct exterior attic access door as per design, install exterior metal 3068 entrance doors to each bathroom, with commercial grade door hardware.	\$20,300.00	\$20,300.00



# ESTIMATE

Public Restrooms Building

**Benji Restoration**

1104 S Tennessee St

McKinney, Texas 75069

United States

Mobile: 214-620-1927

Items	Price	Amount
<b>Interior Finish</b> Hardie backer boards are installed on lower portion of walls that will be tiled (5' height) and drywall above and on ceilings. Drywall is covered with light texture, primed and painted. Commercial grade wall tile is installed to 5' height topped with Schluter edging, bottom course is matching base board. Commercial grade floor tile is installed throughout, cut as needed towards floor drains. Interior storage closet is constructed as per plan; short wall divider is constructed separating countertop and toilet areas.	\$27,000.00	\$27,000.00
<b>Bathroom Fixtures</b> Bathroom design as per plans - Men's room has 1 ADA compliant stall, 2 urinals, single countertop with 2 sinks; Women's room has 1 ADA compliant stall, 2 regular stalls, single countertop with 2 sinks. Commercial quality toilet stalls and urinal partitions made of powder coated steel are installed, per ADA compliant dimensions and access requirements where applicable. Total bathroom fixtures to be installed includes 4 toilets, 2 urinals, 4 under-mount porcelain sinks. Countertops are 3cm granite, with 4" backsplashes. Each bathroom soap dispenser and paper hand towel dispenser.	\$13,000.00	\$13,000.00
<b>Grand Total (USD):</b>		<b>\$174,700.00</b>

## Notes / Terms

1 YR warranty is included on workmanship. Itemized price is for work explicitly described in this estimate, any unforeseen work required to complete the project due to unknown conditions prior to work commencing, will be quoted separately based on time and material and submitted for approval.

**December 9, 2025**

2703 Telecom Parkway  
 Suite 120  
 Richardson, TX 75082  
 Shelby Arthur  
 214-299-4300 Main  
 214-299-4377 Direct  
[sarthur@hill-wilkinson.com](mailto:sarthur@hill-wilkinson.com)

**PROPOSED COST**

	LEVEL 1	380
	TOTAL BLDG ENCLOSED AREA (SF):	380
	SITE AREA (AC):	0.0

DESCRIPTION	QTY	UNIT	U.P.	TOTAL	\$/SF
1					
<b>2 SITE PLANNING &amp; LOGISTICS</b>					0.00
3 Dumpsters - Assume 2ea/ month	4	loads	750.00	3,000	7.89
4 Construction Fence	1	ls	1,500.00	1,500	3.95
5 Project Sign	1	ls	1,500.00	1,500	3.95
6 Water Consumption During Construction	by Owner	ls	3,800.00	by Owner	0.00
7 Electrical Consumption During Construction	by Owner	ls	3,800.00	by Owner	0.00
8 Final Clean	380	ls	2.00	760	2.00
9					0.00
<b>10 CONCRETE</b>					78.95
11 Piers - 16 ea - 12" Diam. - 8' Depth + 1' Penetration	1	ls	30,000.00	30,000	Included
12 6" Thick Slab	1	ls			Included
13 12" X 24" Perimeter Grade Beam	1	ls			Included
14 Sidewalks	1	ls			Included
15 Patch/Repair Existing Pavement at Sawcuts/ Sidewalk Connections	1	ls			Included
16					0.00
<b>17 ROUGH CARPENTRY</b>					55.00
18 Wood Framing - 2x6 Walls	1	ls			Included
19 Wood Framing - 2x6 Roof Rafters	1	ls			Included
20 Wood Decking	1	ls			Included
21 Bolts, Anchors, Brackets, Etc.	1	ls			Included
22 Misc. Blocking - In-Wall Specialties	1	ls			Included
23					0.00
<b>24 FINISH CARPENTRY</b>					13.16
25 Countertops - Granite - 3cm w/ Backsplash	1	ls	5,000.00	5,000	Included
26 Support Brackets	1	ls			Included
27					0.00
<b>28 WATERPROOFING   SEALANTS</b>					3.95
29 Waterproofing - Wrap - "Tyvek"	1	ls	1,500.00	1,500	Included
30 Misc. Sealants	1	ls			Included
31					0.00
<b>32 ROOFING</b>					39.47
33 Shingles - Asphalt - 30 Year Rated - Color TBD	1	ls	15,000.00	15,000	Included
34 Tar Paper - Felt Underlayment	1	ls			Included
35 Gutters	1	ls			Included
36 Downspouts	1	ls			Included
37 Connect Downspouts to Storm Drain	1	ls			Included
38 Attic Door/ Ladder	1	ls			Included
39					0.00
<b>40 DOORS   FRAMES   HARDWARE</b>					10.66
41 HM Door Frames - Single	1	ls	4,050.00	4,050	Included
42 HM Doors - Single	1	ls			Included
43 Door - Single - Wood (at Closet)	1	ls			Included
44 Installation	1	ls			Included
45					0.00
<b>46 DRYWALL   ACOUSTICAL</b>					105.26
47 <u>Framing</u>	1	ls	40,000.00	40,000	Included
					0.00

DESCRIPTION	QTY	UNIT	U.P.	TOTAL	\$/SF
48 R-19 Batt Insulation - at Walls	1	ls		Included	0.00
49 R-19 Batt Insulation - at Walls	1	ls		Included	0.00
50 R-30 Batt Insulation - at Rafters	1	ls		Included	0.00
51 Sheathing	1	ls		Included	0.00
52 Frame Attic Access	1	ls		Included	0.00
53 <u>Exterior Finishes</u>	1	ls		Included	0.00
54 Hardie Board Siding	1	ls		Included	0.00
55 <u>Interior Drywall</u>	1	ls		Included	0.00
56 Gypsum Board Walls	1	ls		Included	0.00
57 Gypsum Board Ceilings	1	ls		Included	0.00
58 Install Door Frames	1	ls		Included	0.00
59 Misc. Blocking - In-Wall Specialties	1	ls		Included	0.00
60				0.00	
<b>61 FLOORING</b>	1	LS	7,500.00	7,500	19.74
62 Wall Tile - 5' HT	1	ls		Included	0.00
63 Floor Tile	1	ls		Included	0.00
64 Schluter Trim - Wall Edges	1	ls		Included	0.00
65				0.00	
<b>66 PAINT   WALLCOVERING</b>	1	LS	1,500.00	1,500	3.95
67 Tape & Bed Gypsum Board Ceilings & Walls	1	ls		Included	0.00
68 Paint HM Doors	1	ls		Included	0.00
69 Paint HM Frames	1	ls		Included	0.00
70 Paint Walls	1	ls		Included	0.00
71 Paint Ceilings	1	ls		Included	0.00
72				0.00	
<b>73 SPECIALTIES</b>	1	LS	1,500.00	1,500	3.95
74 Toilet Partitions - Powder Coated	1	ls		Included	0.00
75 Urinal Partitions - Powder Coated	1	ls		Included	0.00
76 Soap Dispensers	1	ls		Included	0.00
77 Paper Hand Towel Dispenser - Assume Combo Type	1	ls		Included	0.00
78 Grab Bars - 36"	1	ls		Included	0.00
79 Grab Bars - 42"	1	ls		Included	0.00
80 Installation				0.00	
81				0.00	
<b>82 MECHANICAL</b>				0.00	
83 <u>Plumbing</u>	1	LS	28,500	28,500	75.00
84 4" Sanitary Sewer - Pick Up 5' Outside Building for Connection	1	ls		Included	0.00
85 Water Line - 1" PEX ( Pick Up 5' Outside Building for Connection)	1	ls		Included	0.00
86 Sanitary Vent Piping ( Pick Up 5' Outside Building for Connection)	1	ls		Included	0.00
87 Water Heater	1	ls		Included	0.00
88 Floor Drains	1	ls		Included	0.00
89 Sinks	1	ls		Included	0.00
90 Toilets	1	ls		Included	0.00
91 <u>HVAC</u>	1	LS	15,000	15,000	39.47
92 Exhaust Fans	1	ls		Included	0.00
93 Condensing Unit	1	ls		Included	0.00
94 Mechanical Screen	1	ls		Included	0.00
95 Ductwork	1	ls		Included	0.00
96				0.00	
<b>97 ELECTRICAL</b>	1	LS	13,300.00	13,300	35.00
98 Extend Conduit From Neighboring Structure Electrical Panel	1	ls		Included	0.00
99 Homeruns as Required for New Electrical Circuits	1	ls		Included	0.00
100 Power to Mechanical & Plumbing Equipment	1	ls		Included	0.00
101 Outlets, Switches, Faceplates	1	ls		Included	0.00
102 Lighting - Interior	1	ls		Included	0.00
103 Lighting - Exterior	1	ls		Included	0.00
104 Misc. Lighting Allowance	1	ls		Included	0.00
105				0.00	
106				0.00	
107				0.00	
108				0.00	

DESCRIPTION	QTY	UNIT	U.P.	TOTAL	\$/SF
109			SUBTOTAL:	190,510	501.34
110 GENERAL CONDITIONS	2	MOS		128,393	337.88
111			SUBTOTAL:	318,903	839.22
112 BUILDERS RISK INSURANCE				500	1.32
113 LIABILITY / UMBRELLA				4,022	10.58
114 SUBCONTRACTOR DEFAULT INSURANCE				2,830	7.45
115 BUILDING PERMIT ALLOWANCE				2,190	5.76
116 P & P BOND				Excluded	0.00
117			SUBTOTAL:	328,445	864.33
118 CONTRACTOR CONTINGENCY			5.00%	16,422	43.22
119			SUBTOTAL:	344,867	907.54
120 CONTRACTOR FEE			15.00%	51,730	136.13
121			SUBTOTAL:	396,597	1,043.68
122 RENOVATION TAX				N/A	0.00
			TOTAL: \$	396,597	\$ 1,043.68

**Board Roster Heritage Village - Chestnut Square**

<b>Member</b>	<b>Role</b>	<b>hgctx.org email address</b>
Jim Doyle	Executive Director	<a href="mailto:director@hgctx.org">director@hgctx.org</a>
Melanie Perkins	Chair	<a href="mailto:boardchair@hgctx.org">boardchair@hgctx.org</a>
Tim McClure	Vice Chair/Organizational Excellence	<a href="mailto:operational@hgctx.org">operational@hgctx.org</a>
Davina Gazo	Secretary	<a href="mailto:secretary@hgctx.org">secretary@hgctx.org</a>
Leigh Chamberlain	Treasurer	<a href="mailto:treasurer@hgctx.org">treasurer@hgctx.org</a>
Jennifer Druckamiller	Chair HTOH, Advisory, Mkt	<a href="mailto:advisory@hgctx.org">advisory@hgctx.org</a>
Mark Miserak		<a href="mailto:pastchair@hgctx.org">pastchair@hgctx.org</a>
(Pa)Tricia Robles	Farmer's Market Liaison	<a href="mailto:farmersmarket@hgctx.org">farmersmarket@hgctx.org</a>
Paul Miles	Membership Development	<a href="mailto:development@hgctx.org">development@hgctx.org</a>
Nick Keim	Idea Man	
Amanda Konersmann	Community Relations - Volunteers	<a href="mailto:relations@hgctx.org">relations@hgctx.org</a>
Ian Maclean	Facilities Committee - Chair	<a href="mailto:facilities@hgctx.org">facilities@hgctx.org</a>
Dean Lucas	Corporate Meeting Space - Chair	<a href="mailto:corporate@hgctx.org">corporate@hgctx.org</a>
Kari Kennedy		

Class	Term1	Term2	Phone	Email	Postion
2023	2025		972-832-0937	<a href="mailto:jim@chestnutsquare.org">jim@chestnutsquare.org</a>	
2024	2026		214-356-6232	<a href="mailto:Melaniejlcc@gmail.com">Melaniejlcc@gmail.com</a>	
2024	2026		972-834-1344	<a href="mailto:tmcclure@willowbridgepc.com">tmcclure@willowbridgepc.com</a>	
2023	2024		646-236-4496	<a href="mailto:davina@davinagazo.com">davina@davinagazo.com</a>	
2020	2023	2026	469-667-3489	<a href="mailto:leigh@dedicatedbookkeepings.com">leigh@dedicatedbookkeepings.com</a>	
2021	2023	2026	214-551-1727	<a href="mailto:jenniferdruckmiller@gmail.com">jenniferdruckmiller@gmail.com</a>	
2021	2022	2025	972-489-1402	<a href="mailto:mmiserak@gm">mmiserak@gm</a>	Retired from S/
2023	2025		973-769-5950	<a href="mailto:roblesatl@yahoo">roblesatl@yahoo</a>	P&G Sales
2021	2023	2026	972-333-4700	<a href="mailto:paul.miles73@gmail.com">paul.miles73@gmail.com</a>	
2024	2026		469-215-3553	nick@theceltn.com	Manager at the
2024	2026		972-533-2013	<a href="mailto:akonersmann@yahoo.com">akonersmann@yahoo.com</a>	
2024	2026		214-893-9846	ian@benjirestoration.com	
2025	2027		408-409-0021	<a href="mailto:dlucas@gmail.com">dlucas@gmail.com</a>	
			214-564-7196	kari.kennedy@kw.com	

Took Sandi D expiring slot

Took Brian Media expiring slot

took over for prior term

m

took over for prior term

took over for prior term

: Celt

Took Emil D's expiring Slot

Expanded Board

Expanded Board

# Chestnut Square DBA of The Heritage Guild at Chestnut Square

## Budget Overview: Budget\_FY25\_P&L - FY25 P&L Customers

January - December 2025

	(NO CUSTOMER) (DELETED)	TOTAL
<b>Revenue</b>		
40000 Grants	60,000.00	\$60,000.00
40050 MCDC Grant	24,000.00	\$24,000.00
<b>Total 40000 Grants</b>	<b>84,000.00</b>	<b>\$84,000.00</b>
41000 Direct Public Support		\$0.00
41010 Membership Dues	2,100.00	\$2,100.00
41020 Donations, General Public	15,000.00	\$15,000.00
41021 HTOH Donations	0.00	\$0.00
<b>Total 41020 Donations, General Public</b>	<b>15,000.00</b>	<b>\$15,000.00</b>
41030 Corporate Contributions		\$0.00
41031 HTOH Sponsorship	12,500.00	\$12,500.00
41032 F2T Sponsorship	7,500.00	\$7,500.00
<b>Total 41030 Corporate Contributions</b>	<b>20,000.00</b>	<b>\$20,000.00</b>
41060 McKinney Heritage Membership	900.00	\$900.00
<b>Total 41000 Direct Public Support</b>	<b>38,000.00</b>	<b>\$38,000.00</b>
42000 Program Revenues		\$0.00
42000- Farmers Market Revenue		\$0.00
42010 Farmers' Market	100,000.00	\$100,000.00
42011 FM Social Media Fees	8,800.00	\$8,800.00
<b>Total 42010 Farmers' Market</b>	<b>108,800.00</b>	<b>\$108,800.00</b>
<b>Total 42000- Farmers Market Revenue</b>	<b>108,800.00</b>	<b>\$108,800.00</b>
42000-- Museum Revenue		\$0.00
42030 Merchandise Sales	3,000.00	\$3,000.00
42040 Education Programs	4,000.00	\$4,000.00
42050 Ghostly Haunting	4,000.00	\$4,000.00
42070 Prairie Camps	12,000.00	\$12,000.00
42080 Public Village Tour	2,100.00	\$2,100.00
42090 Tea & Tour	2,000.00	\$2,000.00
<b>Total 42000-- Museum Revenue</b>	<b>27,100.00</b>	<b>\$27,100.00</b>
<b>Total 42000 Program Revenues</b>	<b>135,900.00</b>	<b>\$135,900.00</b>
42500 Event & Fundraising Revenues		\$0.00
42520 Farm to Table Dinner	10,000.00	\$10,000.00
42550 Ghost Walk	3,500.00	\$3,500.00
42560 Holiday Home Tour	20,000.00	\$20,000.00
42570 Ice Cream Crank Off	0.00	\$0.00
42580 Murder Mystery	3,000.00	\$3,000.00
<b>Total 42500 Event &amp; Fundraising Revenues</b>	<b>36,500.00</b>	<b>\$36,500.00</b>
43000 Facility Rentals		\$0.00
43010 Weddings	355,840.00	\$355,840.00
43020 Rentals	4,800.00	\$4,800.00
Corp Rentals	2,000.00	\$2,000.00
<b>Total 43020 Rentals</b>	<b>6,800.00</b>	<b>\$6,800.00</b>

# Chestnut Square DBA of The Heritage Guild at Chestnut Square

## Budget Overview: Budget\_FY25\_P&L - FY25 P&L Customers

January - December 2025

	(NO CUSTOMER)	(DELETED)	TOTAL
<b>Total 43000 Facility Rentals</b>		<b>362,640.00</b>	<b>\$362,640.00</b>
45000 Investments			\$0.00
45030 Interest-Savings, Short-term CD		1,500.00	\$1,500.00
<b>Total 45000 Investments</b>		<b>1,500.00</b>	<b>\$1,500.00</b>
<b>Total Revenue</b>		<b>\$658,540.00</b>	<b>\$658,540.00</b>
<b>GROSS PROFIT</b>		<b>\$658,540.00</b>	<b>\$658,540.00</b>
Expenditures			
61100 Wedding Expenses			\$0.00
61110 Wedding Costs		21,600.00	\$21,600.00
61114 Security Services		4,200.00	\$4,200.00
<b>Total 61100 Wedding Expenses</b>		<b>25,800.00</b>	<b>\$25,800.00</b>
61111 Corporate Facility Rental Expense		3,000.00	\$3,000.00
61200 Programming Expenses			\$0.00
61210 Farmers' Market Costs		22,400.00	\$22,400.00
61211 Farmer's Market Social Media Expense		4,000.00	\$4,000.00
<b>Total 61210 Farmers' Market Costs</b>		<b>26,400.00</b>	<b>\$26,400.00</b>
61230 Merchandise Costs		900.00	\$900.00
61240 Educational Programs Costs		1,400.00	\$1,400.00
61270 Tour & Tea Costs		1,200.00	\$1,200.00
61290 Prairie Camp Costs		4,600.00	\$4,600.00
<b>Total 61200 Programming Expenses</b>		<b>34,500.00</b>	<b>\$34,500.00</b>
61400 Events & Fundraising Expenses			\$0.00
61420 Farm to Table Dinner Costs		8,500.00	\$8,500.00
61450 Ghost Walk Costs		720.00	\$720.00
61460 Holiday Home Tour Costs		4,000.00	\$4,000.00
61480 Murder Mystery Costs		1,200.00	\$1,200.00
61510 Special Event Costs		2,000.00	\$2,000.00
<b>Total 61400 Events &amp; Fundraising Expenses</b>		<b>16,420.00</b>	<b>\$16,420.00</b>
61600 Business Expenses			\$0.00
61610 Advertising, PR & Marketing		20,400.00	\$20,400.00
61611 Advertising - Grant Reimbursable		18,000.00	\$18,000.00
<b>Total 61610 Advertising, PR &amp; Marketing</b>		<b>38,400.00</b>	<b>\$38,400.00</b>
61645 Background Check Expense		600.00	\$600.00
61670 Volunteer Relations		2,000.00	\$2,000.00
61680 Staff Relations		2,000.00	\$2,000.00
<b>Total 61600 Business Expenses</b>		<b>43,000.00</b>	<b>\$43,000.00</b>
61700 Outside Services			\$0.00
61740 Outside Contract Services		6,600.00	\$6,600.00
<b>Total 61700 Outside Services</b>		<b>6,600.00</b>	<b>\$6,600.00</b>
62000 Facilities and Equipment		12,000.00	\$12,000.00
62010 Building and Equip Maintenance			\$0.00
62011 Landscaping		23,750.00	\$23,750.00

# Chestnut Square DBA of The Heritage Guild at Chestnut Square

## Budget Overview: Budget\_FY25\_P&L - FY25 P&L Customers

January - December 2025

	(NO CUSTOMER) (DELETED)	TOTAL
62012 Repairs & Maintenance	21,000.00	\$21,000.00
62013 Cleaning & Maintenance Supplies	15,600.00	\$15,600.00
<b>Total 62010 Building and Equip Maintenance</b>	<b>60,350.00</b>	<b>\$60,350.00</b>
62020 Curation	600.00	\$600.00
62030 Equip Rental & Maintenance	600.00	\$600.00
62050 Property Insurance	14,400.00	\$14,400.00
62060 Utilities	37,800.00	\$37,800.00
<b>Total 62000 Facilities and Equipment</b>	<b>125,750.00</b>	<b>\$125,750.00</b>
63000 Office Operations		\$0.00
63010 Books, Subscriptions, Reference	1,200.00	\$1,200.00
63020 Postage, Mailing Service	600.00	\$600.00
63025 Printing and Copying	9,000.00	\$9,000.00
63030 Supplies	4,200.00	\$4,200.00
63035 Telephone, Telecommunications	7,800.00	\$7,800.00
63040 IT Expense	21,000.00	\$21,000.00
<b>Total 63000 Office Operations</b>	<b>43,800.00</b>	<b>\$43,800.00</b>
64000 Other Administrative Expenses		\$0.00
64015 Bank Service Charges	240.00	\$240.00
64020 Credit Card Fees	7,200.00	\$7,200.00
64021 QuickBooks Payments Fees	7,800.00	\$7,800.00
64035 Insurance, Liability, D & O	6,000.00	\$6,000.00
64055 Memberships & Dues	1,200.00	\$1,200.00
<b>Total 64000 Other Administrative Expenses</b>	<b>22,440.00</b>	<b>\$22,440.00</b>
65000 Payroll Expenses		\$0.00
65010 Salaries, Staff	222,477.50	\$222,477.50
65030 Salaries, Wedding Coordinator	82,910.00	\$82,910.00
65040 Payroll Taxes	24,431.00	\$24,431.00
65050 Payroll Processing Costs	3,900.00	\$3,900.00
<b>Total 65000 Payroll Expenses</b>	<b>333,718.50</b>	<b>\$333,718.50</b>
<b>Total Expenditures</b>	<b>\$655,028.50</b>	<b>\$655,028.50</b>
NET OPERATING REVENUE	\$3,511.50	\$3,511.50
NET REVENUE	\$3,511.50	\$3,511.50

# Statement of Financial Position Summary

Chestnut Square DBA of The Heritage Guild at Chestnut Square  
As of December 7, 2025

Distribution account	Total
Assets	\$2,192,144.40
Current Assets	\$236,311.63
Bank Accounts	\$228,994.75
Accounts Receivable	\$4,173.13
Other Current Assets	\$3,143.75
Total for Current Assets	\$236,311.63
Fixed Assets	\$1,955,292.77
Other Assets	\$540.00
<b>Total for Assets</b>	<b>\$2,192,144.40</b>
Liabilities and Equity	\$2,192,144.40
Liabilities	\$74,249.42
Current Liabilities	\$74,249.42
Accounts Payable	\$0.00
Credit Cards	\$964.39
Other Current Liabilities	\$73,285.03
Total for Current Liabilities	\$74,249.42
Long-term Liabilities	\$0.00
<b>Total for Liabilities</b>	<b>\$74,249.42</b>
Equity	\$2,117,894.98
<b>Total for Liabilities and Equity</b>	<b>\$2,192,144.40</b>

\*\*\* Form 990 Online Filers: Please sign and date in Part II and the Paid Preparer area of Part III and then email a scanned PDF copy of the signed form to [signatureforms@form990.org](mailto:signtureforms@form990.org) or fax it to 866-699-3916

Form **8453-TE**

# Tax Exempt Entity Declaration and Signature for E-file

OMB No. 1545-0047

Department of the Treasury  
Internal Revenue Service

For calendar year 2023, or tax year beginning 01/01/2023 and ending 12/31/2023

For use with Forms 990, 990-EZ, 990-PF, 990-T, 1120-POL, 4720, 8868, 5227, 5330, and 8038-CP  
Go to [www.irs.gov/Form8453TE](http://www.irs.gov/Form8453TE) for the latest information.

**2023**

Name of filer

HERITAGE GUILD OF COLLIN COUNTY TEXAS

EIN or SSN

75-1602150

## Part I Type of Return and Return Information

Check the box for the type of return being filed with Form 8453-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line of the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). If you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

1a <b>Form 990</b> check here <input checked="" type="checkbox"/>	<b>b Total revenue</b> , if any (Form 990, Part VIII, column (A), line 12) . . . . .	1b <input type="checkbox"/> <u>578,647</u>
2a <b>Form 990-EZ</b> check here <input type="checkbox"/>	<b>b Total revenue</b> , if any (Form 990-EZ, line 9) . . . . .	2b <input type="checkbox"/>
3a <b>Form 1120-POL</b> check here <input type="checkbox"/>	<b>b Total tax</b> (Form 1120-POL, line 22) . . . . .	3b <input type="checkbox"/>
4a <b>Form 990-PF</b> check here <input type="checkbox"/>	<b>b Tax based on investment income</b> (Form 990-PF, Part V, line 5) . . . . .	4b <input type="checkbox"/>
5a <b>Form 8868</b> check here <input type="checkbox"/>	<b>b Balance due</b> (Form 8868, line 3c) . . . . .	5b <input type="checkbox"/>
6a <b>Form 990-T</b> check here <input type="checkbox"/>	<b>b Total tax</b> (Form 990-T, Part III, line 4) . . . . .	6b <input type="checkbox"/>
7a <b>Form 4720</b> check here <input type="checkbox"/>	<b>b Total tax</b> (Form 4720, Part III, line 1) . . . . .	7b <input type="checkbox"/>
8a <b>Form 5227</b> check here <input type="checkbox"/>	<b>b FMV of assets at end of tax year</b> (Form 5227, Item D) . . . . .	8b <input type="checkbox"/>
9a <b>Form 5330</b> check here <input type="checkbox"/>	<b>b Tax due</b> (Form 5330, Part II, line 19) . . . . .	9b <input type="checkbox"/>
10a <b>Form 8038-CP</b> check here <input type="checkbox"/>	<b>b Amount of credit payment requested</b> (Form 8038-CP, Part III, line 22) . . . . .	10b <input type="checkbox"/>

## Part II Declaration of Officer or Person Subject to Tax

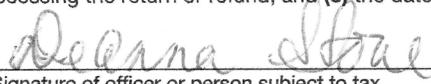
11a  I authorize the U.S. Treasury and its designated Financial Agent to initiate an Automated Clearing House (ACH) electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment.

b  If a copy of this return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I certify that I executed the electronic disclosure consent contained within this return allowing disclosure by the IRS of this Form 990/990-EZ/990-PF (as specifically identified in Part I above) to the selected state agency(ies).

Under penalties of perjury, I declare that  I am an officer of the above named entity or  I am the person subject to tax with respect to (name of entity) \_\_\_\_\_, (EIN) \_\_\_\_\_,

and that I have examined a copy of the 2023 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund.

Sign  
Here



5/1/2024

DeAnna Stone, Executive Director

Date

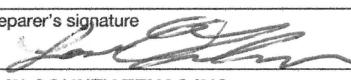
Title, if applicable

## Part III Declaration of Electronic Return Originator (ERO) and Paid Preparer (see instructions)

I declare that I have reviewed the above return and that the entries on Form 8453-TE are complete and correct to the best of my knowledge. If I am only a collector, I am not responsible for reviewing the return and only declare that this form accurately reflects the data on the return. The entity officer or person subject to tax will have signed this form before I submit the return. I will give a copy of all forms and information to be filed with the IRS to the officer or person subject to tax, and have followed all other requirements in Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns. If I am also the Paid Preparer, under penalties of perjury I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. This Paid Preparer declaration is based on all information of which I have any knowledge.

<b>ERO's Use Only</b>	ERO's signature	Date	Check if also paid preparer <input type="checkbox"/>	Check if self-employed <input type="checkbox"/>	ERO's SSN or PTIN
	Firm's name (or yours if self-employed), address, and ZIP code				EIN
					Phone no.

Under penalties of perjury, I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer is based on all information of which the preparer has any knowledge.

<b>Paid Preparer Use Only</b>	Print/Type preparer's name Laura Landrum	Preparer's signature 	Date <u>5/1/24</u>	Check if self-employed <input checked="" type="checkbox"/>	PTIN P02141778
	Firm's name HERITAGE GUILD OF COLLIN COUNTY TEXAS INC			Firm's EIN	
	Firm's address PO BOX 583, McKinney, TX 75069			Phone no.	214-504-8011

Internal Revenue Service

Department of the Treasury

District  
Director

Heritage Guild of Collin County Texas  
909 West Howell  
McKinney, TX 75069

Person to Contact:  
EOMF Tax Examiner  
Telephone Number:  
214-767-1766  
Refer Reply to:  
RM:CSB:1200 DAL  
Date: NOV 20 1985  
EIN: 75-1602150

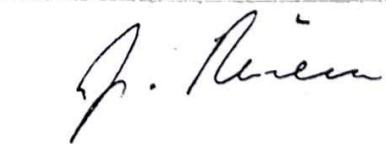
• Gentlemen:

Our records show that Heritage Guild of Collin County Texas is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code. This exemption was granted September, 1979, and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by Section 170 of the Code.

We have classified your organization as one that is not a private foundation within the meaning of Section 509(a) of the Internal Revenue Code because you are an organization as described in Section 170(b)(1)(A)(vi).

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Tax Examiner

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

**The Heritage Guild of Collin County**

2 Business name/disregarded entity name, if different from above.

**Chestnut Square**

Print or type.  
See **Specific Instructions** on page 3.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor    C corporation    S corporation    Partnership    Trust/estate

LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

Other (see instructions)   **Nonprofit corporation exempt under IRS Code Section 501(c)(3)**

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.

5 Address (number, street, and apt. or suite no.). See instructions.

**315 Chestnut Street**

6 City, state, and ZIP code

**McKinney, TX 75069**

7 List account number(s) here (optional)

4 Exemptions (codes apply only to certain entities, not individuals, see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number		
	-	
	-	

or

Employer identification number									
7	5	-	1	6	0	2	1	5	0

## Part II Certification

Under penalties of perjury, I certify that:

- 1 The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- 2 I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- 3 I am a U.S. citizen or other U.S. person (defined below); and
- 4 The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person

*Debene Shone*

Date

*10/10/2024*

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they