

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2023

APPLICANT INFORMATION

Name: Tiffany Bellino

Company: The Neathery Estate Bed and Breakfast

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: info@neatheryestate.com

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/The Neathery Estate Bed and Breakfast

Location of Project: Exterior

Physical Address: 215 N Waddill Street

City: McKinney ST: TX Zip:

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: 07/31/2023

Days/Hours of Business Operation: 24/7

Estimated Annual Taxable Sales: 100,000.00

Current Appraised Value of Property: \$905,000.00 Estimated Appraised Value (Post-Improvement): \$925,000.00

Estimated Construction Cost for Entire Project: \$40,000.00

Total Estimated Cost for Exterior Infrastructure Improvements: ~~\$28,325.00~~ \$30,145.00 TB

Total Grant Amount Requested: ~~\$21,243.75 (75% of \$28,325.00)~~ \$22,608.75 (75% of \$30,145.00) TB

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

Amount: 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): 01/31/22

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 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.

[The Remainder of this Page Intentionally Left Blank]

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Applicant's Signature

Tiffany Bellino
Signature

Printed Name Tiffany Bellino

Date 01/31/2023

Property Owner's Signature

Tiffany Bellino
Signature

Printed Name Tiffany Bellino

Date 01/31/2023

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

A FINAL REPORT IS TO 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 FORM/FORMAT OUTLINED ON THE NEXT PAGE.



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
7300 SH 121, SB, Suite 200
McKinney, TX 75070

Attn: Cindy Schneible
cschneible@mckinneycdc.org

To the MCDC Board,

Working with the MCDC Board in 2022 was an honor. Your belief in my business and your trust in me to continue to perform at the highest level has directly impacted my businesses ability to meet the increasing public demand for historic accommodations in McKinney. The Neathery Estate Bed and Breakfast continues to be the only historic home in Historic Downtown McKinney that offers visitors the opportunity to have an overnight experience in one of McKinney's Historic Estates. It is my goal to continue our working relationship, supporting critical guest security and safety enhancements at the local and nationally listed historic estate built in 1915.

In 2022 we accommodated over 700 roomnights enhancing the uniqueness of McKinney and our cultural district, for both our local community and tourism. We were again named "McKinney's Best" and awarded McKinney's number one hotel award for another year - making that four years in a row and since we have opened. We were/are the premier vendor for the 2022 & 2023 McKinney Bridal show at MPAC, as we provide significant support for the accommodation needs of weddings and events in McKinney. I invite all board members to visit our website at www.neatheryestate.com and to read our reviews on google and trip advisor.

I am honored to have the opportunity to work with the MCDC Board of Directors for a second time in 2023. The Neathery Estate Bed and Breakfast 2023 Retail Infrastructure Grant Request is as follows:

Safety & Security enhancements necessary to continue sharing The Neathery Estate Bed and Breakfast with the ever increasing demand on the property for overnight accommodations.

- Security Enhancement Fencing and Electrical Utilities Site Work
 - 290 Linear Feet of Fencing
 - Electrical Utility Line Excavation and Replacement
 - Landscape Replacement at Dig Site
- Site/Foundation Work for Back Porch Restoration Enhancement
 - Site Work/Foundation Preparation
 - Water/Sewer Under and Above Ground Rough-In

In 2022, the board approved our phase one security fencing request. Above is the second and final phase to complete our exterior fencing security enhancements. This fencing is to replace badly rotting and seriously damaged fencing along the south and west perimeter of our property, improving life safety standards around our pool area. The current fencing includes electrical utilities that power our security and safety lighting for both our pool area and parking lot. The grant request also includes excavating and replacing the electrical utilities to the new fence line. Concluding the fence project is replacing the fill and landscaping along the electric utility line excavation.

The 1915 Colonial Revival estate has a much beloved back porch that is badly in need of restoration, as it is becoming unfit for continued guest use. A token of the home, the grant request included site and foundation work to prepare the back porch for replacement. The request only includes the site work to prepare for the flooring replacement, not the flooring itself. As part of the grant request, we are asking for assistance in plumbing site work for a guest bathroom on our first floor. This work is necessary as part of the back porch restoration, as it cannot be done independently. For guest safety, we must provide a safe restroom exteriorly accessible as guests come in and out of the pool. Walking through the estate and up multiple flights of stairs is no longer sustainable for guest safety.

Thank you for your consideration and it is my commitment that I will continue to uphold the highest levels of business acumen and integrity, supporting McKinney's uniqueness through The Neathery Estate Bed and Breakfast for many years to come.

Tiffany Bellino
Owner and Innkeeper
The Neathery Estate



Estimate

ESTIMATE #

5750

DATE

01/19/2023

Allred Brothers Plumbing Specialties

P.O. Box 703
McKinney, TX 75070
Phone: 214-491-5422
<http://www.allredbros.com>

Master Plumber: Mark Allred M-37562
Texas State Board of Plumbing Examiners
P.O. Box 4200 – Austin, TX 78765
1-800-845-6584

BILL TO

Tiffany Sullivan
The Neatherly Estate
215 North Waddill Street
McKinney, TX 75069

JOB ADDRESS

215 North Waddill Street
McKinney, TX 75069

DESCRIPTION

Plumbing Site Work

ITEM

QTY

UNIT PRICE

AMOUNT

SVC

1

\$2,000.00

\$2,000.00

Under and Above Ground Rough-In Site Work

SUBTOTAL

\$2,000.00

TAX

\$0.00

TOTAL

\$2,000.00

How to Accept:

To accept this quote, please call or email us using the details at the top of the page or reply directly to this email.

Estimate #5750

Total amount \$2,000.00

Payments Accepted:

We accept Cash, Check, and all major Credit Cards
(Additional 3% processing fee applies to card transactions)

Quote Expiration:

This quote is valid for 30 days from the date it is given, and may need to be adjusted if you choose to proceed with the work after this time period ends.

THANK YOU!!!

Evans Construction
4213 Aspen Drive
Rowlett, Texas 75088

Estimate for Exterior Site & Foundation work at 215 N Waddill Street, McKinney, TX 75069.

Demo and Disposal Sitework Preparation	\$1,200.00
Foundational Site Work Labor and Materials	\$5,000.00

Includes all infrastructure improvements, as well as the installation and construction of all above and below ground footings, girders, columns, braces, load-bearing walls, foundations and standard structural support elements necessary for the construction, support, and structural integrity of the back porch

Total:	\$6,200.00
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Express Landscaping
1011 Pine Drive
McKinney, Texas 75069

Landscape Fill and Replacement along electrical utility excavation	\$1,200.00
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PREMIER

FENCE & OUTDOOR

- Since 1999 -

972-924-7225 Phone

www.premierfencetx.com

"The Most Trusted Name in Fencing"

Email	_____	Project Street Address	215 N Waddil
Date	1.9.23	City/State/Zip	Mckinney, TX
Customer Name	The Neathery Estates	Customer Street Address	_____
Phone	469.569.1390	City/State/Zip	_____

Item	Description	Quantity	Unit Price	Total
8' Cedar Board on	Steel Posts, 2x4 Rails, 1x6x8	174	65.00	\$11,310.00
Board Shared Fence	Pickets, 2x6 Cap, 1x4 Trim			
	All Pre-Stained			
	2x6 Baseboard Treated			
8' Board on Board	Same as above	116	65.00	\$7,540.00
Cedar Fence				
Backline				
Subtotal				\$18,850.00
Permit Fees				\$75.00
Tear Down				Included
Other				
Project Total				\$18,925.00

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/Approval: _____ Date _____

Quote prepared by: SCOTT SCHRAGE 319-404-9941 Date _____

PO Box 159

Van Alstyne, Texas

75495



Riggs Electrical Services

Brandon Wilson
419 Preakness Place Rd
Van Alstyne TX 75495
9037443153
Brandon.wilson1981@gmail.com

ESTIMATE

EST00393

DATE

Feb 15, 2023

TOTAL

USD \$1,895.00

TO

The Neathery Estate

215 N. Waddill
Mckinney, Tx 75069
☎ +14695691390
info@neatheryestate.com

DESCRIPTION	RATE	QTY	AMOUNT
Guest safety Electrical utility line excavation and replacement	\$1,895.00	1	\$1,895.00
SUBTOTAL			\$1,895.00
TAX (0%)			\$0.00
TOTAL			USD \$1,895.00

** troubleshooting and repair of any additional issues will be on a case by case basis. Price will be determined upon extent of resolution.

DATE SIGNED

Feb 15, 2023

The Neathery Estate Bed & Breakfast

Profit & Loss

January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Lodging Sales	
Think Reservations	126,493.89
Airbnb	1,838.66
Total Lodging Sales	128,332.55
Clients Refunds	-666.70
Total Income	127,665.85
Gross Profit	127,665.85
Expense	
Hazard Insurance	3,217.00
Postage & Shipping	30.20
Marketing	635.32
Meals	2,347.80
Gifts	95.00
Historical Plaque	469.81
Subscription fee	136.34
Advertising and Promotion	
2.9% CyberSource	3,838.20
Photographer	1,082.20
Advertising and Promotion - Other	32.47
Total Advertising and Promotion	4,952.87
Automobile Expense	69.00
Bank Service Charges	
Bank Service	45.10
Processing Fee	534.30
Bank Service Charges - Other	0.00
Total Bank Service Charges	579.40
Business Licenses and Permits	50.00
Computer and Internet Expenses	
Computer & Software	329.90
Internet & Cable	3,779.98
Computer and Internet Expenses - Other	42.50
Total Computer and Internet Expenses	4,152.38
Decorations	1,256.30
Depreciation Expense	19,581.00
Food and Beverage	728.98
Groceries	10,590.91
Independent Contractors	
Robert B. Goins	6,065.00
Independent Contractors - Other	38,788.34
Total Independent Contractors	44,853.34
Interest Expense	29,218.69
Landscaping and Groundskeeping	
Garden supplies	1,493.35
Landscaping	8,187.40
Total Landscaping and Groundskeeping	9,680.75
Office Supplies	384.50
Payroll Expenses	95.25
Professional Fees	11,312.50

2:30 PM

02/16/23

Cash Basis

The Neathery Estate Bed & Breakfast**Profit & Loss**

January through December 2021

	Jan - Dec 21
Repairs and Maintenance	
Maintenance	1,056.07
Pool Maintenance	4,668.51
Repairs and Maintenance - Other	2,954.73
Total Repairs and Maintenance	8,679.31
Small Tools and Equipment	284.77
Supplies	2,728.36
Telephone Expense	467.81
Utilities	
Electricity	3,819.79
Gas	1,504.10
Water, Sewage, Trash	1,785.11
Total Utilities	7,109.00
Total Expense	163,706.59
Net Ordinary Income	-36,040.74
Other Income/Expense	
Other Income	
Grant Program	7,643.22
Total Other Income	7,643.22
Other Expense	
Amortization	4,094.00
Other Expense	
Miscellaneous	61.00
Total Other Expense	61.00
Total Other Expense	4,155.00
Net Other Income	3,488.22
Net Income	-32,552.52

The Neathery Estate Bed & Breakfast

Profit & Loss

January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Lodging Sales	
Various	381.41
Think Reservations	91,627.12
Airbnb	1,514.24
Lodging Sales - Other	452.99
Total Lodging Sales	93,975.76
Clients Refunds	-669.61
Total Income	93,306.15
Gross Profit	93,306.15
Expense	
Meals	290.96
Gifts	75.00
Historical Plaque	1,600.00
Other Expenses	
Late Filing Penalty	250.00
Penalty	2,929.08
Total Other Expenses	3,179.08
Subscription fee	102.29
Advertising and Promotion	
2.9% CyberSource	2,570.11
Photographer	1,732.00
Advertising and Promotion - Other	94.89
Total Advertising and Promotion	4,397.00
Bank Service Charges	
Bank Service	62.00
Processing Fee	414.89
Bank Service Charges - Other	30.00
Total Bank Service Charges	506.89
Property Tax (Escrow)	16,249.17
Computer and Internet Expenses	
Computer & Software	552.10
Internet & Cable	3,504.21
Computer and Internet Expenses - Other	127.50
Total Computer and Internet Expenses	4,183.81
Decorations	1,687.88
Depreciation Expense	19,531.00
Dues and Subscriptions	16.86
Food and Beverage	2,313.96
Groceries	3,156.91
Independent Contractors	
Robert B. Goins	1,111.25
Meagan Beard	125.00
Megan Alexander	567.65
Independent Contractors - Other	29,222.32
Total Independent Contractors	31,026.22
Insurance Expense	1,327.99
Interest Expense	8,370.40

The Neathery Estate Bed & Breakfast
Profit & Loss
January through December 2020

	Jan - Dec 20
Landscaping and Groundskeeping	
Garden supplies	85.83
Landscaping	2,673.83
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Total Landscaping and Groundskeeping	2,759.66
Office Supplies	435.92
Payroll Expenses	5,382.31
Professional Fees	15,845.75
Repairs and Maintenance	
Maintenance	2,692.27
Pool Maintenance	3,258.20
Repairs and Maintenance - Other	9,585.12
	<hr/>
Total Repairs and Maintenance	15,535.59
Small Tools and Equipment	839.59
Supplies	1,604.12
Telephone Expense	186.45
Utilities	
Electricity	4,939.14
Gas	1,111.60
Water, Sewage, Trash	1,854.56
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Total Utilities	7,905.30
	<hr/>
Total Expense	148,510.11
	<hr/>
Net Ordinary Income	-55,203.96
Other Income/Expense	
Other Income	
Other Income	
Timely Filing Discount	18.35
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Total Other Income	18.35
	<hr/>
Total Other Income	18.35
Other Expense	
Amortization	4,094.00
Other Expense	
Miscellaneous	443.99
	<hr/>
Total Other Expense	443.99
	<hr/>
Total Other Expense	4,537.99
	<hr/>
Net Other Income	-4,519.64
	<hr/>
Net Income	<u><u>-59,723.60</u></u>