



McKinney Community Development Corporation Agenda

Thursday, September 28, 2023

8:00 AM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

23-0773 [Minutes of the McKinney Community Development Corporation Meeting of August 24, 2023.](#)

Attachments: [Minutes](#)

23-0774 [Minutes of the McKinney Community Development Corporation Housing Subcommittee Meeting of August 10, 2023.](#)

Attachments: [Minutes](#)

23-0775 [Minutes of the McKinney Community Development Corporation Applications Process Subcommittee Meeting of August 21, 2023.](#)

Attachments: [Minutes](#)

23-0776 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 11, 2023.](#)

Attachments: [Minutes](#)

23-0777 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2023.](#)

Attachments: [Minutes](#)

REPORTS

23-0778 [Financial Report](#)

Attachments: [August Financial Statement](#)
[August Transmittal Letter](#)
[August Checks Issued](#)

23-0779 [Board and Liaison Reports](#)

[Board Chair](#)
[City of McKinney](#)
[Visit McKinney](#)
[McKinney Economic Development Corporation](#)
[McKinney Main Street/MPAC](#)
[McKinney Parks and Recreation](#)
[TUPPS Subcommittee](#)

Attachments: [Visit McKinney Report](#)
[MEDC Report](#)

23-0780 [President's Report](#)

Attachments: [Grants Awarded \(FY 23\)](#)
[Marketing Report \(August\)](#)
[TUPPS Update \(August\)](#)

REGULAR AGENDA ITEMS

23-0781 [Update on Project RI 23-04, Submitted by The Neathery Estate Bed and Breakfast for Back Porch Restoration.](#)

Attachments: [Presentation](#)

23-0782 [Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Cocktail Creamery \(RI 23-06\) in the Amount of Up to Five Thousand Eight Hundred Twelve and 50/100 Dollars \(\\$5,812.50\) for the Purchase and Installation of a Grease Trap Required for Full Operations at Their New Location at 205 E. Virginia, McKinney. Total Requested is 75% of Total Project Cost.](#)

Attachments: [Application Packet](#)
[Presentation](#)

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project RI 23-06 Cocktail Creamery
Project 20-09 TUPPS Brewery and Entertainment Destination
Project Bluesky
Project Vibes

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at least seventy-two (72) hours prior the start of the meeting, on or before the 22nd day of September, 2023, 5:00 p.m.

*Cindy Schneible
President*

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.

23-0773



TITLE: Minutes of the McKinney Community Development Corporation Meeting of August 24, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 24, 2023

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, August 24, 2023, at 8:00 a.m.

Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly, Secretary Deborah Bradford, Treasurer Kathryn McGill, Board Members Mary Barnes-Tilley, David Riche and Joy Booth, and Board Alternate Jon Dell'Antonia.

Absent: None.

City Council Present: Mayor George Fuller, Councilman Patrick Cloutier, and Councilwoman Geré Feltus.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Accounting Manager Chance Miller, Assistant Director of Parks and Recreation Ryan Mullins, Cultural District Director Andrew Jones, Visit McKinney Executive Director Aaron Werner, MEDC Senior Vice President Michael Talley, Affordable Housing Administrator Cristel Todd, and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:00 a.m. after determining a quorum was present. Deborah Bradford, Board Secretary and Associate Pastor of New Jerusalem Baptist Church, offered an invocation which was followed by the Pledge of Allegiance.

Chair Richardson-Woods called for public comments on non-public hearing items, and there were none.

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Treasurer McGill, to approve the following consent items:

23-0673 Minutes of the McKinney Community Development Corporation Meeting of July 27, 2023.

- 23-0674** Minutes of the McKinney Community Development Corporation Special Meeting of July 17, 2023.
- 23-0675** Minutes of the McKinney Community Development Corporation Promotional and Community Events Subcommittee Meeting of July 17, 2023.
- 23-0676** Chair Richardson-Woods called for the Financial Report. Accounting Manager Chance Miller presented financials for the month of July. Total revenues for July were \$1.9 million including \$1.7 million sales tax and just over \$160,000 in related interest income. Total expenses for July were \$6.7 million including project expenses of about \$3 million, TUPPS construction of about \$1.9 million and debt service payments of \$1 million. July represented May sales and showed an increase of 7.7%, which corrects last month's decrease, and a true annual increase of 6.4%. During the same time period, Allen had an increase of 11.1%, Frisco had a decrease of 3.1% and Plano had an increase of 10.1%. McKinney is trending a little behind our sister cities for sales tax this year. However, over a two-year span, all are trending consistently at an increase of about 6%. Last month, retail trade broke even, but July showed a 17% increase, which puts the City back on track for a steady 7% increase. There was a \$500,000 decrease in wholesale trade, and staff has reached out to the state comptroller's office for more information about that data. Vice Chair Kelly asked for examples of wholesale trade, and Mr. Miller shared that there are a few large wholesalers in McKinney, one of which showed a \$450,000 decrease this time period, so they are seeking clarity from the comptroller about that specific data. There were no questions on the checks issued report.
- 23-0677** Chair Richardson-Woods called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods reported that Board members and staff have participated in a number of events including Farmers Markets, Night Markets and SBG Sips of Summer since the last meeting. Additionally, most attended the Chamber Development Update. Board Member Riche and Secretary Bradford commended President Schneible, Assistant City Manager Kim Flom and MEDC Senior Vice President Michael Talley for their presentations at the Chamber Development Update. Board Member Barnes-Tilley commented that the McKinney Parks Foundation 5K was a great event, adding that the trails at Gray Branch are beautiful.

City of McKinney. City Manager Paul Grimes added his thanks to President Schneible, Assistant City Manager Kim Flom and MEDC Senior Vice President Michael Talley for representing the City well at the Chamber Development Update. The budget process is well underway with a public meeting scheduled for September 5 to provide an opportunity for public input. Budgeted revenue reflects an effective rate plus 2.35% (less than half the rate of inflation) and record increase in values for appreciation and new value, which allows the City to decrease the property tax assessment rate by three cents. The new rate recommended rate is 42.7 cents per \$100 assessed valuation. City Council made Board and Commission appointments earlier this week for terms that begin October 1. Mr. Grimes expressed appreciation for the commitment of all those who serve on the Boards and Commissions. Mr. Grimes shared that Council approved two new contracts related to waste hauling following a bidding process that began about a year ago. After review of all submitted competitive bids, Frontier Waste Solutions will be the new solid waste hauler beginning October 1, 2024. Balcones Recycling will be the new recycling hauler with the goal of improving waste avoidance and recycling diversion. Mr. Grimes thanked Waste Connections for their partnership with McKinney for twenty years. Mr.

Grimes stated that Council will discuss a potential bond election at their September 4 Work Session. He reminded Board members that the last bond election was 2019, and the goal was to spend those funds within five years. These are general purpose bonds for projects related to streets, roads, facilities and parks. If Council chooses to move forward with a bond election, a committee will be formed, and an election will likely be May 2024.

Visit McKinney. Executive Director Aaron Werner stated that it has been a busy tourism summer for McKinney which broke records for occupancy, average daily rates and other categories. He acknowledged the partnership of all City entities including MCDC. He announced that the re-grand opening for the Visitor Center will be September 7 with a ribbon-cutting at 4:30 p.m. and appetizers from the new LOYO Burger and treats from Mary Mountain Cookies. He acknowledged and thanked the Visit McKinney staff for their extra work in making the renovations happen. Mr. Werner stated that he was able to attend Connect Marketplace in Minneapolis and meet directly with some NCAA D3, D2 and smaller D1 leaders. Visit McKinney's Sales Manager Marie Woodard is continuing to meet with other sports planners including NJCAA. Visit McKinney is opening the bid portal soon for those events. They are excited to work with Parks to determine what events McKinney wants to bid for the upcoming years.

McKinney Economic Development Corporation. Senior Vice President Michael Talley reported that MEDC has 31 projects, \$3.7 billion in their current project pipeline and \$45 million in closed projects for 2023. The project team is back to normal staffing level. Staff is participating in several conferences including Interface Industrial DFW, Global Consortium of Entrepreneurial Centers in Richardson (typically held in London), North Central Texas Industrial, Red News Collin County Update, Biznow in McKinney and various smaller trade shows. Mr. Talley

shared that President and CEO Peter Tokar announced his resignation last week after five years with MEDC. Mr. Talley will serve as Interim President and CEO. Vice Chair Kelly asked if there was a timeline for hiring a new President, and Mr. Talley stated that he did not know the Board's timeline. Secretary Bradford asked about the Dallas event today. Mr. Talley stated that MEDC Director of Business Retention and Workforce Development Madison Clark is speaking today at Interface Industrial Dallas, which is a regional economic update similar to the Chamber Update event.

McKinney Main Street/MPAC. Cultural District Director Andrew Jones shared that they are currently filming a series of "tiny" ribbon cuttings with Mayor Fuller for the Tiny Door project launching this week. He invited Board members to the launch event on Friday. Main Street is partnering with McKinney Police to offer security training for Downtown property and business owners on September 15. Upcoming events include Pam Tillis on September 1, Mystical Market in Mitchell Park on September 1, Angel White on September 8, and Jim Messina on September 28. The Main Street team is planning for Oktoberfest, September 22-24, which be ticketless again this year. Events will include Police vs. Fire Beer Stein Challenge. This year introduces the new VIP Biergarten sponsored by BlueBox. Vice Chair Kelly asked about the Mystical Market. Mr. Jones shared that this smaller event hosted by two Downtown businesses is held several times a year and hosts vendors from around the metroplex with various products and services like yoga and handicrafts. Board Member Riche sought clarification about the Tiny Door project, and Mr. Jones shared that the doors are permanent art installations with additions and replacements over time. Board Member Barnes-Tilley complimented them on the Tiny Door Launch invitation and verified the dates of Oktoberfest.

McKinney Parks and Recreation. Assistant Director of Parks and Recreation Ryan Mullins shared that summer has been busy for their department as well. July was National Parks and Recreation Month. They celebrated with RecQuest, National Trails Day, Mary Will Craig Park improvements, "Top Gun" showing for Movies in the Park series, and the opening of the Indoor Tennis facility, adding that pickle ball lines are being painted. Mr. Mullins shared that there were over 1,200 kids in summer camps, about 2,500 adults and kids in swim lessons, and about 250,000 visitors to recreation centers and pools this summer. The Greens Park and Trails should go out for bid soon, the Towne Lake dog park and light walk are both under design, the road connection between Al Ruschhaupt Phase 1 and 2 is under design, restrooms and improvements for Erwin Park are under design, and construction contract for renovations at E.A. Randles will go to Council on September 5. Board Member Booth complimented the Apex team for their summer programming and congratulated the Parks team on the opening of the beautiful indoor tennis facility.

23-0678 Chair Richardson-Woods called for the President's Report. President Cindy Schneible referred to the marketing report stating that we are now above the 4,000 follower threshold for Facebook. She added that it's interesting to note that though our followship is mostly under age 55, those who are most engaged in our content are 55-64. She thanked Linda Jones for her work with our social media platforms. Ms. Schneible referred to Chestnut Square final report for Spring events, highlighting that this grant covered 25 events, adding that the report details budget and attendance for each event. She reminded the Board that Farmers Market draws over 1,000 visitors to the Downtown area every Saturday. Ms. Schneible extended her compliments to McKinney Parks Foundation for their work on the trails at Gray Branch. She added that they have

several upcoming workdays including Erwin Park on September 9, McKinney Greens on September 22 and Gray Branch on October 21. TUPPS continues to work towards their TCO and is working through the final punch list. Full CO is targeted for late October or early November.

Chair Richardson-Woods recessed the meeting into Executive Session at 8:29 a.m. in accordance with the Texas Government Code. Deliberation regarding economic matters include Project 4B 23-10 (McKinney Parks Foundation), Project 4B 23-11 (Heritage Guild of Collin County), Project 4B 23-13 (The Cotton Mill), Project 4B 23-14 (McKinney Main Street), Project 4B 23-15 (Collin County Habitat for Humanity), Project 4B 23-16 (McKinney Boys & Girls Club), Project 4B 23-08 (McKinney Housing Authority - The Remnant), Project 4B 20-09 (TUPPS Brewery and Entertainment Destination), Project 4B 17-04 (Craig Ranch Resort Hotel), Project Bluesky, and Project Vibes.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 9:13 a.m.

Chair Richardson-Woods stated that the Board held public hearings for seven project grant applications at the July meeting and will vote on those today.

23-0679 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by McKinney Parks Foundation (#23-10) in the amount of twenty-five thousand and NO/100 dollars (\$25,000.00) to fund purchase of a Polaris Texas Edition Ranger Utility Terrain Vehicle to facilitate trail improvement projects. Amount requested represents 100% of total project cost. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Riche, to approve this item in the amount of \$25,000 as requested.

23-0680 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Heritage Guild of Collin County (#23-11) in the amount of fifty thousand and No/100 dollars (\$50,000.00)

to replace the chimney on the Faires House and to replace porches, stairs and ramps on six historic buildings in Chestnut Square. Amount requested represents 57% of total project cost. Board members unanimously approved a motion by Board Member Riche, seconded by Vice Chair Kelly, to approve this item in the amount of \$25,000 to replace porches, stairs and ramps on six historic buildings in Chestnut Square.

23-0681 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by City of McKinney, Housing and Community Development Department (#23-12) in the amount of two hundred thousand and NO/100 dollars (\$200,000.00) for the Property Maintenance Program to provide repairs and improvements to low income, owner-occupied homes in three mobile home parks in McKinney, Texas. Amount requested represents 100% of total project cost. Board members unanimously approved a motion by Secretary Bradford, seconded by Treasurer McGill, to approve this item in the amount of \$200,000 as requested.

23-0682 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by The Cotton Mill (#23-13) in the amount of one hundred thirty-five thousand five hundred eighty and NO/100 dollars (\$135,580.00) for new neon signage on the smokestack of The Cotton Mill on the property located at 610 Elm Street, McKinney, Texas. Amount represents 100% of the project total cost. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Treasurer McGill, to approve this item in the amount of \$135,580 as requested.

23-0683 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by McKinney Main Street (#23-14) in the amount of one hundred three thousand one hundred thirty-three and

92/100 dollars (\$103,133.92) for the purchase of a new non-electric, 14-passenger, climate-controlled Downtown Trolley for the DASH Program. Amount requested represents 50% of total project cost. Board members unanimously approved a motion by Board Member Booth, seconded by Board Member Barnes-Tilley, to approve this item in the amount of \$103,133.92 as requested.

23-0684 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Habitat for Humanity of Collin County (#23-15) in the amount of four hundred thousand and NO/100 dollars (\$400,000.00) to fund critical home repairs for low-income residents in McKinney, Texas. Amount represents 100% of total project cost. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Secretary Bradford, to approve this item in the amount of \$400,000 as requested.

23-0685 Chair Richardson-Woods called for consideration/discussion/action on a Project Grant application submitted by Boys and Girls Club of Collin County (#23-16) in the amount of seventy-one thousand four hundred seventy-seven and NO/100 dollars (\$71,477.00) for purchase and installation of traditional games and electronic games (Exergame) to encourage physical health and development of youth attending the McKinney Club. Amount requested represents 100% of the total project cost. Vice Chair Kelly stated that he does not support this request, expressing concerns about the longevity and continued interest in the ExerGame component but stating that he would support a partial grant approval for the more traditional game equipment. Board Member Booth expressed agreement with those concerns, adding that she believes these should be donor funded as in-kind contributions. Secretary Bradford expressed consideration for the demographics of the club members, reminding Board members that their parents are taxpayers.

Also considering this equipment will encourage physical health and development, she supports approval of this item. Board members approved a motion by Board Member Barnes-Tilley, seconded by Secretary Bradford, to approve this item in the amount of \$71,477 as requested, with a vote of 4-3-0 with Vice Chair Kelly and Board Members Booth and Riche voting no.

23-0686 Chair Richardson-Woods called for a public hearing and consideration/discussion/action on Retail Development Infrastructure Grant application submitted by Cocktail Creamery (RI 23-06) in the amount of up to five thousand eight hundred twelve and 50/100 dollars (\$5,812.50) for the purchase and installation of a grease trap required for full operations at their new location at 205 E. Virginia, McKinney. Total requested is 75% of total project cost. Sharyn Lindbald shared that she and her husband have owned Cocktail Creamery in Downtown McKinney for four years and have been sharing space with The Pantry. Their new location opened this past Friday. Ms. Lindbald stated that their business is a unique destination because of their exemplary customer service and unique product of alcohol-infused ice cream made with 18% butterfat to create an extra creamy base. It is a gourmet, super-premium ice cream made onsite. An outdoor grease trap is required by City code. Cocktail Creamery has been featured on Good Morning Texas and in many area publications, establishing itself as a McKinney destination. They are requesting 75% of the \$7,750 cost for the purchase and installation of a new grease trap already installed. Board Member Riche asked about the potential to tap into The Gather's grease trap. Ms. Lindbald explained that there were costs involved including a cost to run the tap line from their location to The Gather, a monthly usage fee, and a shared cost for cleaning several times a year. There were additional concerns shared by

contractors regarding digging the line. They also considered the potential of a new tenant or property owner making changes which could create the need for them to be independent in the future. After considering the cost and practicality of sharing, they chose to install their own grease trap. Ms. Lindbald stated that she did not know the exact cost, but she agreed to share those costs with the Board. She added that the size required for their business was only 30 gallons, which is considered small, and will only need to be cleaned once a year. Vice Chair Kelly asked the reason for this request being made after the work is complete. For Board consideration, he asked if the Board should set clearer expectations regarding rules or guidelines for determining if and when retroactive projects should be considered. President Schneible reminded Board members that they have funded several projects after work was completed, and that decisions have generally been made because some projects, particularly in this grant category, are identified and must be completed outside of the grant cycles. Ms. Schneible added that this is a great time for this discussion because there is a subgroup of the Board currently working on the applications for the next fiscal year. Chair Richardson-Woods agreed that this topic should be considered by the subgroup. Chair Richardson-Woods called for public comments, and there were none. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Treasurer McGill, to close the public hearing.

23-0687 Chair Richardson-Woods called for consideration/discussion/action on a request from Adriatica Master Association to extend the term of the loan agreement executed with McKinney Community Development Corporation for Project #22-06, from September 30, 2023, to October 31, 2023. Al Perry reported that the project is nearly complete. The only thing remaining is to install sod, and the risks are too high to install it in the

temperatures McKinney has been experiencing. He thanked the Board for the grant and informed Board members that the space has already proven to be very popular. Board Member Riche acknowledged that the amphitheater area looks amazing. Vice Chair Kelly asked for clarification from President Schneible that this is a grant versus a loan. Ms. Schneible stated that MCDC project agreements are written as forgivable loans. Board members unanimously approved a motion by Treasurer McGill, seconded by Board Member Riche, to extend the agreement to October 31, 2023.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none.

Chair Richardson-Woods called for additional Board comments, and there were none.

Chair Richardson-Woods recessed the meeting into Executive Session at 9:40 a.m. in accordance with the Texas Government Code. Deliberation regarding economic matters include Project 4B 23-10 (McKinney Parks Foundation), Project 4B 23-11 (Heritage Guild of Collin County), Project 4B 23-13 (The Cotton Mill), Project 4B 23-14 (McKinney Main Street), Project 4B 23-15 (Collin County Habitat for Humanity), Project 4B 23-16 (McKinney Boys & Girls Club), Project 4B 23-08 (McKinney Housing Authority - The Remnant), Project 4B 20-09 (TUPPS Brewery and Entertainment Destination), Project 4B 17-04 (Craig Ranch Resort Hotel), Project Bluesky, and Project Vibes.

Chair Richardson-Woods reconvened the meeting of McKinney Community Development Corporation back into regular session at 10:25 a.m.

Board members unanimously approved a motion by Chair Richardson-Woods, seconded by Board Member Barnes-Tilley, to approve an amendment to the second amended and restated lease agreement between McKinney Community Development Corporation and TUPPS Brewery as discussed in Executive Session.

Chair Richardson-Woods called for a motion to adjourn. Board members approved a motion by Board Member Riche, seconded by Vice Chair Kelly, to adjourn, with a vote of 6 - 1 - 0, Secretary Bradford voting no.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MCDC members on: _____

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary

23-0774



TITLE: Minutes of the McKinney Community Development Corporation Housing Subcommittee Meeting of August 10, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
Ad Hoc Housing Subcommittee
August 10, 2023**

The McKinney Community Development Corporation Potential Projects Subcommittee met at 11:30 a.m. on August 10, 2023, at the MCDC office located at 7300 SH 121 SB, Suite 200, McKinney, Texas.

MCDC Board Members Present: Vice Chair David Kelly and Board Members Mary Barnes-Tilley and Joy Booth.

Staff Present: President Cindy Schneible, Director of Housing and Community Development Janay Tieken, Affordable Housing Administrator Cristel Todd, and MCDC Administrative and Marketing Coordinator Linda Jones.

Others Present: Celeste Cox and Contessa Corken with Collin County Habitat for Humanity.

This special subcommittee met with representatives from the City's Housing and Community Development Department (HCD) and Collin County Habitat for Humanity (Habitat) to gain a better understanding of how these two organizations work together and independently as they seek to assist low-income residents with needed repairs, including those cited for code violations. Discussion centered on potential ways for the two organizations to centrally manage some of their work in order to streamline efforts and gain purchasing power. The following topics were discussed in detail:

- Similarities and differences in funding sources for each organization and how various funding sources may limit projects that can be funded and the work of both organizations.
- Extent of repairs that each organization can handle and how those are impacted by funding sources. For example, HCD is generally limited to external repairs, while Habitat can do internal and external repairs. When federal funding is used, an environmental and lead-based paint review is done prior to start, and entire home (interior and exterior) is required to be brought to current codes.
- How does each organization ensure that homes are safe, especially in cases where only external work is complete?

- Similarities and differences in identifying which homes are selected for repair programs.
- For HCD, considerations for repair versus replacement of mobile homes.
- Possible cost saving measures including bulk purchasing and shared contracting services for several home projects at a time.

The subcommittee meeting was adjourned at approximately 1:00 p.m.

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary

23-0775



TITLE: Minutes of the McKinney Community Development Corporation Applications Process Subcommittee Meeting of August 21, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
Applications Review Subcommittee
August 21, 2023**

The McKinney Community Development Corporation Potential Projects Subcommittee met via Zoom at 4:00 p.m. on August 21, 2023.

MCDC Board Members Present: Chair Angela Richardson-Woods, Treasurer Kathryn McGill, and Board Member Joy Booth.

Staff Present: President Cindy Schneible and Administrative and Marketing Coordinator Linda Jones.

The newly-formed Applications Review Subcommittee met to review MCDC current grant guidelines and applications. The subcommittee discussed reformatting the grant applications, focusing on the overall goal of establishing a more consistent application evaluation system. The following goals were considered for reformatting the applications:

- ensure that applicants provide all information the Board requires to make informed decisions;
- receive information in a standard format that allows for consistency across applications and a more structured evaluation process;
- collect all desired information with the application, rather than rely on the public hearing presentation to the Board for information not provided in the application;
- simplify the application form by eliminating unnecessary verbiage from the actual application, specifically verbiage that is already included in the grant guidelines; and
- minimize the number of attachments to an application by providing space (fill in the box) for the information that is typically submitted as an attachment to the application.

The subcommittee reviewed the Promotional and Community Events Grant application in detail and discussed information to be eliminated, added, and reformatted with the above goals in mind.

Staff will begin updating the applications with the understanding that the subcommittee will review one or more times prior to finalizing revisions for FY 2024.

The subcommittee meeting was adjourned at approximately 5:00 p.m.

These minutes were approved by the Board on _____.

ANGELA RICHARDSON-WOODS, CHAIR

DEBORAH BRADFORD, SECRETARY

23-0776



TITLE: Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 11, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
TUPPS Project Subcommittee
September 11, 2023**

The McKinney Community Development Corporation TUPPS Project Subcommittee met via Zoom at 11:30 a.m. on September 11, 2023.

MCDC Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly, and Secretary Deborah Bradford.

Staff Present: MCDC President Cindy Schneible and MCDC Administrative and Marketing Coordinator Linda Jones.

The subcommittee discussed project status and expectations for the TUPPS team meeting on Wednesday, 9/13, including:

- Status of the Lelo's Coffee project and the "Wedding Venue" site and consideration for removal of these areas from the overall project as these areas may potentially delay the site CO.
- Scope of required work and timeframe for completion of these areas if removed from overall site project.
- Status of BYOB tenant leases, structural requirements of silos, responsibilities of tenants and TUPPS for silos, and timeframe for opening of silo businesses.

The meeting was adjourned at approximately 12:05 p.m.

These minutes were approved by the MCDC Board on _____.

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary

23-0777



TITLE: Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
TUPPS Project Subcommittee
September 13, 2023**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at the TUPPS construction site at 8:30 a.m. on September 13, 2023.

MCDC Board Members Present: Chair Angela Richardson-Woods, Vice Chair David Kelly, and Secretary Deborah Bradford.

Staff Present: MCDC President Cindy Schneible, Director of Strategic Services Trevor Minyard, and MCDC Administrative and Marketing Coordinator Linda Jones.

Others Present: Keith Lewis and Chase Lewis of TUPPS; Zeb Young of SpawGlass; Brenda Spinelli (MCDC's Owner's Rep).

The following project aspects were discussed:

- Status of Lelo's Coffee, including potentially fencing off a defined area surrounding the building and bin while the business owners complete their construction projects. This would allow the rest of the TUPPS site to open to the public while Lelo's completes their work. Subcommittee was in agreement with this proposal. TUPPS will be responsible for addressing the issue of the truck scale and concrete pad that will be used by Lelo's for customer seating.
- Status of the 'wedding venue' area of the site, including potentially fencing off a defined area of that space, specifically the back portion (furthest east strip), to allow for the rest of the TUPPS site to open to the public while this portion is being completed. Discussion included clarification of SpawGlass versus TUPPS responsibilities and timeline for completion. Subcommittee was in agreement with this proposal.
- Status of the BYOB silo project including tenant status, clarification of tenant versus SpawGlass/TUPPS responsibilities for silos, completion of ADA compliance requirements, and tenant permitting of leased premises.
- Timeline for full site TCO or CO with earliest possible CO estimated to be mid-October.

The subcommittee toured the site to see progress and visualize the items discussed.

The meeting was adjourned at approximately 10:15 a.m.

These minutes were approved by the MCDC Board on

_____.

ANGELA RICHARDSON-WOODS
Chair

DEBORAH BRADFORD
Secretary

23-0778



TITLE: Financial Report

SUPPORTING MATERIALS:

[August Financial Statement](#)

[August Transmittal Letter](#)

[August Checks Issued](#)

McKinney Community Development Corporation
Summary Operating Statement
 August 2023 (92% of FY Complete)

Revenues	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 21,772,226	\$ 2,073,238	\$ 20,112,622	\$ 1,659,604	92.4%	\$ 1,814,352	\$ 258,886	\$ 19,957,874	\$ 154,748
Interest Income	1,921,000	197,357	1,816,710	104,290	94.6%	160,083	37,273	1,760,917	55,793
Unrealized Gains/Losses	-	-	362,765	(362,765)	-	-	-	-	362,765
Contributions & Donations - Other Capital	163,329	131,598	531,598	(368,269)	325.5%	13,611	117,988	149,718	381,880
Miscellaneous Revenue	-	1,875	11,617	(11,617)	-	-	1,875	-	11,617
Total Revenues	\$ 23,856,555	\$ 2,404,068	\$ 22,835,312	\$ 1,021,243	95.7%	\$ 1,988,046	\$ 416,022	\$ 21,718,791	\$ 966,803
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 319,676	\$ 23,397	\$ 290,264	\$ 29,412	90.8%	\$ 26,640	\$ 3,242	\$ 293,036	\$ 2,772
Supplies Expense	15,250	329	5,533	9,717	36.3%	1,271	942	13,979	8,446
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	2,292	2,292
Services/Sundry	1,180,242	28,995	650,546	529,696	55.1%	98,354	69,358	1,081,889	431,343
Capital	318,410	-	92,352	226,058	0.0%	26,534	(26,534)	291,876	199,524
Total Administrative	\$ 1,836,078	\$ 52,721	\$ 1,038,694	\$ 797,384	56.6%	\$ 153,007	\$ 47,217	\$ 1,683,072	\$ 644,377
Projects									
Community Grants & Projects	\$ 27,069,509	\$ 119,442	\$ 4,394,110	\$ 22,675,399	16.2%	\$ 2,255,792	\$ 2,136,351	\$ 24,813,717	\$ 20,419,606
Capital	189,600	11,715	111,870	77,730	0.0%	15,800	4,085	173,800	61,930
Other Project Expenses	165,000	1,307	12,978	152,022	7.9%	13,750	12,443	151,250	138,272
Total Projects	\$ 27,424,109	\$ 132,463	\$ 4,518,958	\$ 22,905,151	16.5%	\$ 2,285,342	\$ 2,152,879	\$ 25,138,767	\$ 20,619,809
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 160,919	\$ 14,081	92.0%	\$ 14,583	\$ -	\$ 160,417	\$ (502)
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	475,188	475,188
Insurance & Risk Fund	754	63	691	63	91.7%	63	-	691	-
Park Construction Fund	15,485,340	204,008	4,311,462	11,173,878	27.8%	1,290,445	1,086,437	14,194,895	9,883,433
MPAC	500,000	41,667	458,333	41,667	91.7%	41,667	-	458,333	-
Buildings & Structures	12,575,097	-	9,300,580	3,274,517	74.0%	1,047,925	1,047,925	11,527,172	2,226,592
MCDC Debt Service Payments	1,085,000	-	1,085,000	-	100.0%	90,417	90,417	994,583	(90,417)
MCDC Debt Service I & S	636,044	-	636,044	-	100.0%	53,004	53,004	583,040	(53,003)
Paying Agent	1,000	-	400	600	40.0%	83	83	917	517
Total Non-Departmental	\$ 30,976,622	\$ 260,321	\$ 15,953,429	\$ 15,023,192	51.5%	\$ 2,581,385	\$ 2,321,065	\$ 28,395,237	\$ 12,441,808
Total Expenses	\$ 60,236,809	\$ 445,505	\$ 21,511,081	\$ 38,725,727	35.7%	\$ 5,019,734	\$ 4,521,162	\$ 55,217,075	\$ 33,705,994
Net	\$ (36,380,254)	\$ 1,958,563	\$ 1,324,231			\$ (3,031,688)	\$ 4,990,251	\$ (33,498,284)	\$ 34,822,515
FY23 Beginning Fund Balance	\$ 67,101,844								
Add FY23 Budgeted Revenue	23,856,555								
Less FY23 Budgeted Expenses	(60,236,809)								
FY23 Projected Ending Fund Balance	\$ 30,721,590								

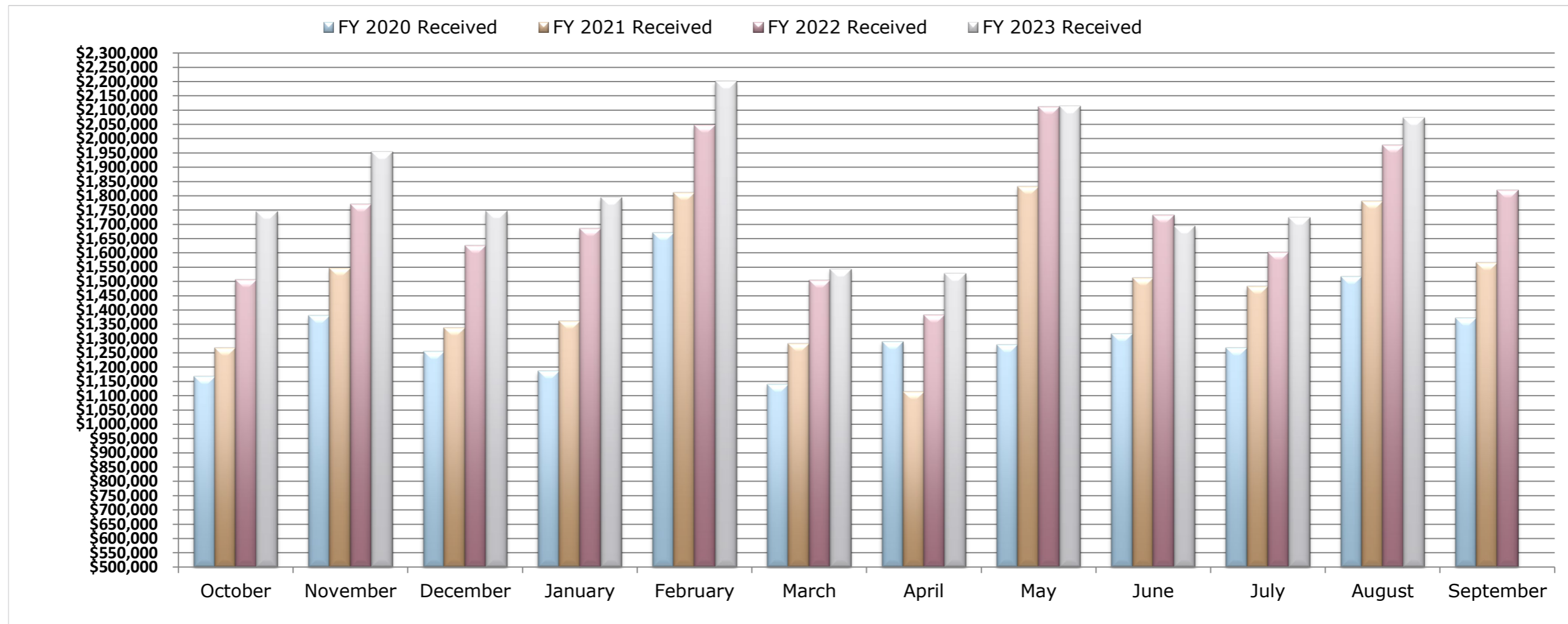
McKinney Community Development Corporation
Project Details - August 2023

Community 4B Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 200,000	\$ -	\$ 8,700	\$ 191,300
Habitat for Humanity of Collin County	2019-2020	4B2003	13,720	-	-	13,720
Heard Museum	2021-2022	4B2201	30,000	-	30,000	-
McK Parks Foundation	2021-2022	4B2202	2,451	-	2,451	-
Housing & Community Development	2021-2022	4B2204	93,790	-	87,558	6,232
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	7,606	-
Hugs Greenhouse	2021-2022	4B2208	744	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	17,975	300,000	-
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	73,765	-
Main Street - Downtown lighting improvements and speaker upgrac	2021-2022	4B2214	38,200	-	35,738	2,462
Collin County History Museum - Construction	2021-2022	4B2215	35,375	11,992	30,646	4,729
Adriatica Business Association	2021-2022	4B2216	98,392	-	96,040	2,352
City of McKinney - Engineering Department	2022-2023	4B2301	500,000	-	-	500,000
Haddington Fund	2022-2023	4B2302	59,538	-	44,375	15,163
Heard-Craig Center for the Arts	2022-2023	4B2303	135,300	50,900	118,900	16,400
McKinney Roots	2022-2023	4B2304	22,000	-	-	22,000
Heard Museum	2022-2023	4B2306	50,000	33,525	33,525	16,476
McKinney Housing Authority-The Remnant	2022-2023	4B2308	1,800,000	-	-	1,800,000
Undesignated FY 2023 Budget			3,935,408	-	-	3,935,408
Total Community 4B Projects			\$ 7,396,288	\$ 114,391	\$ 869,304	\$ 6,526,985
Promotional and Event Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Tupps Brewery Music Festival	2019-2020	PC2006	\$ 9,500	\$ -	\$ -	\$ 9,500
McKinney Lacrosse Club - 2020 Turlaxin'	2019-2020	PC2009	4,221	-	-	4,221
McK Community Band - Three Performances	2019-2020	PC2015	2,654	-	-	2,654
MISD Athletics - NCAA D2 Football Game	2019-2020	PC2016	15,000	-	-	15,000
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	1,125
Ovation Academy of Performing Arts-2021 Spring/Summer Product	2020-2021	PC2107	1,534	-	-	1,534
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebr	2020-2021	PC2112	2,018	-	-	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	435	-	-	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	1,221	-	-	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	505	-	-	505
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	63	-	-	63
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	9,500	-
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	10,000	-
Ovation Academy of Performing Arts - 2022 Spring/Summer Produ	2021-2022	PC2204	450	-	-	450
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	2,200	-	2,200	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	3,500	-	3,493	7
Holy Family School (w/Legacy Keepers)	2021-2022	PC2212	4,000	-	-	4,000
Main Street - Arts in Bloom & Juneteenth	2021-2022	PC2213	12,000	-	12,000	-
McKinney Lacrosse - Turlaxin Tournament	2021-2022	PC2214	2,554	-	-	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (20	2021-2022	PC2215	11,667	2,476	8,479	3,188
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	-	9,869	1,744
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Ser	2021-2022	PC2217	13,751	-	13,751	-
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	12,880	-	5,305	7,575
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	7,054	334
McKinney Main Street - 2022 Oktoberfest and Home for the Holiday	2021-2022	PC2220	11,820	-	11,820	-
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	9,850	-	8,876	974
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	9,850	-
Adriatica Business Association - 2022 events: Fall Flavors Wine Wal	2021-2022	PC2223	2,463	-	-	2,463
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	1,364
McKinney Community Concerts Association-2023-24 season - 6 uni	2022-2023	PC2301	3,000	-	3,000	-
Shakespeare McKinney (Ovation)-2023 Shakespeare McKinney at A	2022-2023	PC2302	2,500	-	2,500	-
Heritage Guild of Collin County-Spring events to including but not li	2022-2023	PC2303	11,240	-	11,240	-
SBG Hospitality-2023 Sip & Stroll series	2022-2023	PC2304	15,000	-	-	15,000
Marching Music Made in McKinney-2023 DCI	2022-2023	PC2305	5,600	-	-	5,600
St. Peter's Episcopal Church-2023 Empty Bowls	2022-2023	PC2306	9,500	-	9,500	-
Kiwanis Foundation-2023 Triathlon	2022-2023	PC2307	2,500	-	2,500	-
ManeGait Therapeutic Horsemanship-2023 LIVE at the Gait (Countr	2022-2023	PC2308	7,500	-	7,500	-
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museu	2022-2023	PC2309	3,000	-	1,581	1,419
McKinney Main Street-2023 Arts in Bloom	2022-2023	PC2310	11,000	-	11,000	-
Collin County History Museum-2023 Created in Collin Exhibit and 11	2022-2023	PC2311	12,000	-	12,000	-
McKinney Chamber Foundation-2023 Black History Month events	2022-2023	PC2312	14,000	-	-	14,000
MillHouse Foundation-4 2-day art festivals	2022-2023	PC2313	10,000	1,457	3,427	6,573
Heritage Guild-Farmers Market, Legends of McK Hauntings, Murder	2022-2023	PC2314	11,500	-	-	11,500
McKinney Lacrosse Club-2023 Turlaxin'	2022-2023	PC2315	3,100	-	-	3,100
McKinney Repertory Theatre-2023-2024 Season-5 different product	2022-2023	PC2316	10,500	-	-	10,500
Art Club of McKinney-Season performances to include one student :	2022-2023	PC2317	2,100	-	-	2,100
McKinney Rotary Club-2023 Parade of Lights	2022-2023	PC2318	7,500	-	-	7,500
McKinney Philharmonic Orchestra-2023-24 Performances	2022-2023	PC2319	10,500	1,118	1,118	9,382
McKinney Chamber Foundation-2023 Dia de los Muertos	2022-2023	PC2320	9,000	-	-	9,000
McKinney Main Street-2023 Oktoberfest and 2023 Home for the Ho	2022-2023	PC2321	13,500	-	-	13,500
Texas Cellos-2023-24 Performances	2022-2023	PC2322	4,500	-	-	4,500
CC Master Gardeners-2024 Garden Show	2022-2023	PC2323	9,000	-	-	9,000
SBG Hospitality-2023 McK Wine & Music Festival	2022-2023	PC2324	10,000	-	-	10,000
Undesignated FY 2023 Budget			1,960	-	-	1,960
Total Promotional & Event Grants			\$ 388,718	\$ 5,050	\$ 181,618	\$ 207,100
Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	RI2202	\$ 13,754	\$ -	\$ 12,793	\$ 961
Lelo's Coffee Co.	2022-2023	RI2301	50,000	-	-	50,000
Waterboy RE LLC	2022-2023	RI2302	50,000	-	-	50,000
Haddington Fund	2022-2023	RI2303	50,000	-	-	50,000
Neathery Estate	2022-2023	RI2304	21,244	-	15,184	6,060
T & I Bakery	2022-2023	RI2305	6,000	-	-	6,000
Undesignated FY 2023 Budget			22,756	-	-	22,756
Total Retail Development Infrastructure Grants			\$ 213,754	\$ -	\$ 27,977	\$ 185,777
Economic Development Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ 400,000	\$ -
Undesignated FY 2023 Budget			-	-	-	-
Total Economic Development Grants			\$ 400,000	\$ -	\$ 400,000	\$ -
Special Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,897,893	-	2,897,893	-
Tupps Brewery	2019-2020	4B2009	12,764,697	11,715	9,412,450	3,352,247
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,172,858	-	17,320	3,155,538
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 31,435,448	\$ 11,715	\$ 12,327,663	\$ 12,107,786
Park Construction Fund	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 9,789	\$ -	\$ -	\$ 9,789
Hike & Bike Trail Construction	2016-2017	PK1213	180,345	-	-	180,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	176,920	-	42,542	134,378
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	157,561	-	-	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	36,128	-	-	36,128
Greens of McKinney Park Trail Improvements	2022-2023	PK1827	2,404,000	-	-	2,404,000
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	6,231,845	3,440	3,434,041	2,797,804
Finch Park Phase V	2019-2020	PK2039	257,606	-	118,065	139,541
Parks Master Plan	2019-2020	PK2040	48,901	-	1,116	47,785
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	18,289	489,314
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	9,000	66,394	1,584,743
Towne Center Park Improvement	2020-2021	PK2113	10,998	-	-	10,998
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
2023-2024 Playground/Park Improvements	2022-2023	PK2343	850,000	-	-	850,000
Park Equipment - Trail sweeper, van with a lift, and stage	2022-2023	PK2349	600,000	-	284,923	315,077
Parks Accessibility	2016-2017	PK4325	107,258	-	16,111	91,147
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	-	12,848	117,381
Towne Lake Parke Enrichment	2020-2021	PK4393	431,166	11,611	129,017	302,149
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,439	74,461	82,620	819
Community Center Renovation	2019-2020	PK4397	1,145,000	105,496	105,496	1,039,504
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,485,340	\$ 204,008	\$ 4,311,462	\$ 11,173,878

* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation
Sales Tax Revenue
 August 2023 (92% of FY Complete)

Month Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	Difference to FY 2022	Variance to FY 2022	% of Budget
October	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$238,824	15.9%	8.0%
November	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473	1,953,351	183,878	10.4%	9.0%
December	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682	1,746,641	120,958	7.4%	8.0%
January	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	1,792,873	107,501	6.4%	8.2%
February	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	2,200,406	153,405	7.5%	10.1%
March	980,238	1,021,757	1,140,182	1,281,889	1,503,190	1,542,369	39,178	2.6%	7.1%
April	930,962	1,006,335	1,288,819	1,113,662	1,381,890	1,527,564	145,674	10.5%	7.0%
May	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453	2,113,379	1,926	0.1%	9.7%
June	1,011,758	1,174,600	1,316,761	1,513,303	1,732,613	1,694,214	(38,399)	-2.2%	7.8%
July	1,125,759	1,072,098	1,267,094	1,482,555	1,600,462	1,723,832	123,371	7.7%	7.9%
August	1,306,035	1,310,882	1,516,349	1,780,053	1,977,131	2,073,238	96,107	4.9%	9.5%
September	1,136,996	1,216,602	1,369,952	1,564,200	1,819,544				
Total	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$20,759,743	\$20,112,622	\$1,172,423	6.2%	92.4%

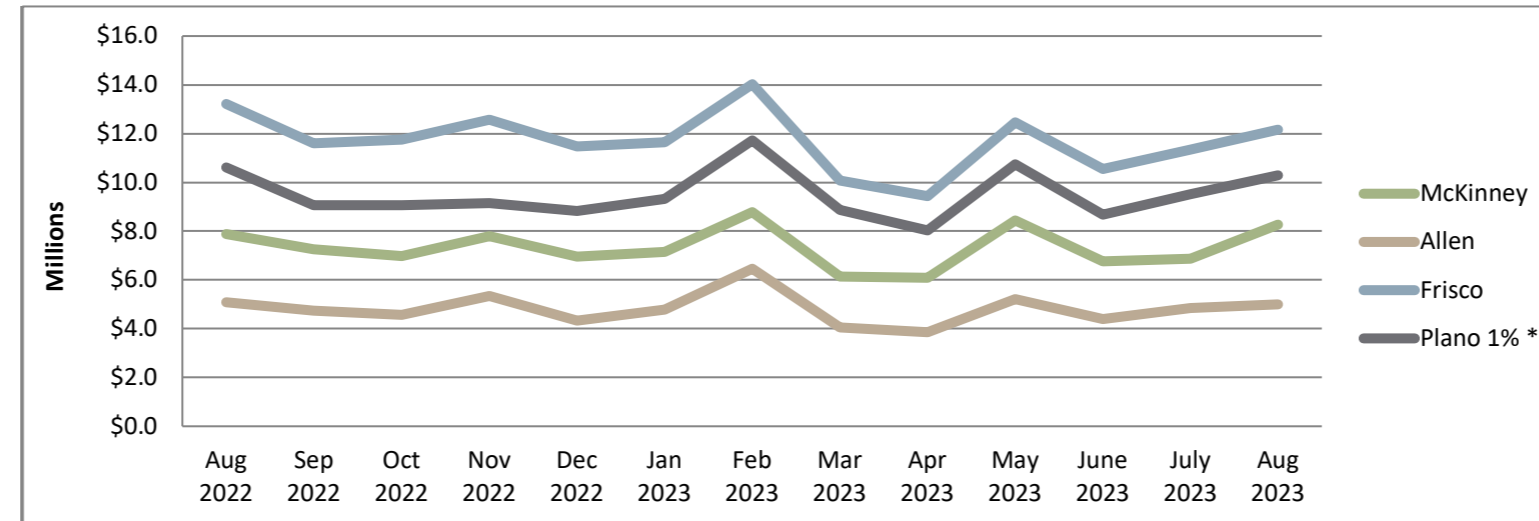


TOTAL SALES TAX COLLECTED

Sister City Comparison

Aug 2023	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$382,819	-\$84,008	-\$1,055,845	-\$328,292
Var to LY	4.9%	-1.7%	-8.0%	-3.1%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$4,698,362	\$4,692,347	\$7,426,246	\$6,653,416
Var to LY	6.2%	9.7%	6.2%	6.8%



Year-to-Date Collections

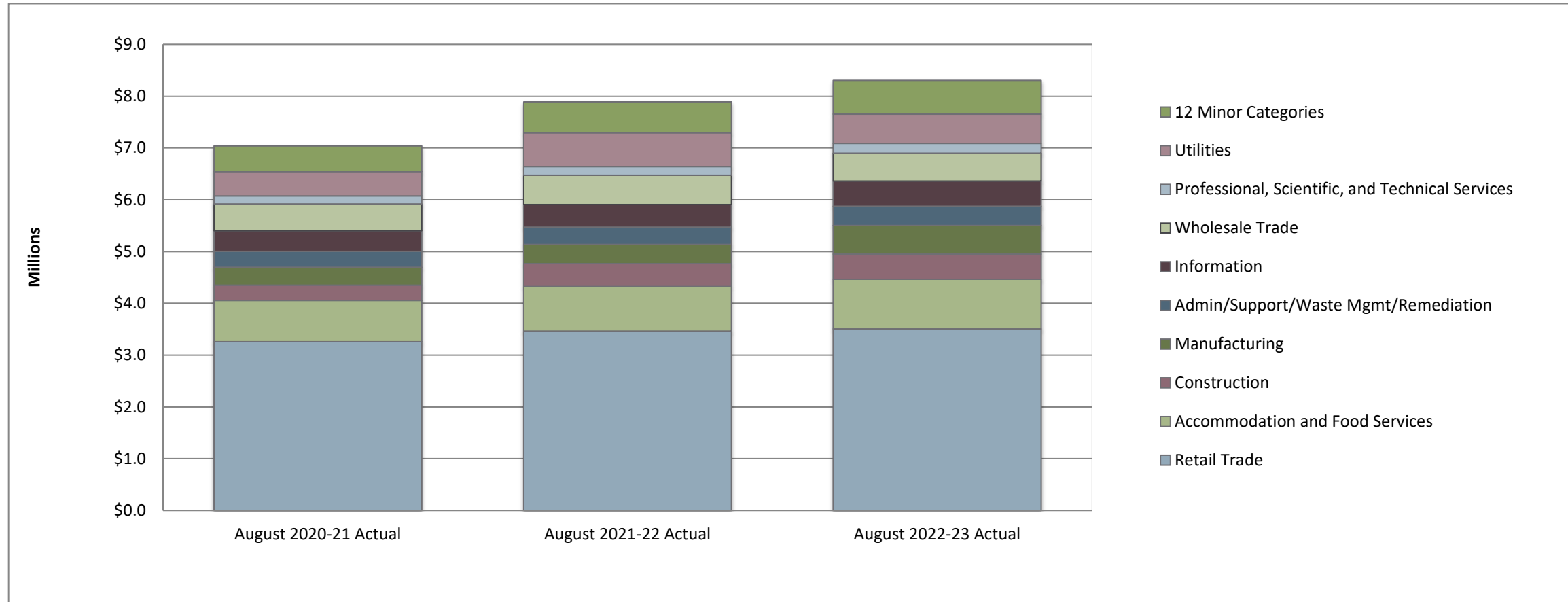
FY 2022	McKinney	Allen	Frisco	Plano 1% *
Oct 2021	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711
Nov 2021	7,058,141	4,849,938	10,769,146	9,338,127
Dec 2021	6,482,918	4,084,457	9,538,614	8,137,176
Jan 2022	6,721,668	4,727,823	10,623,234	8,639,882
Feb 2022	8,148,520	4,834,584	12,301,140	10,868,056
Mar 2022	5,992,894	3,793,789	9,507,244	7,749,110
Apr 2022	5,507,596	3,346,911	9,465,184	7,275,415
May 2022	8,425,840	5,015,994	12,705,949	10,008,211
June 2022	6,910,418	4,175,630	11,243,020	8,804,166
July 2022	6,381,719	4,369,850	11,695,836	8,644,500
Aug 2022	7,888,410	5,085,047	13,221,204	10,613,174
FY 2022 Total	\$75,541,846	\$48,131,504	\$120,077,445	\$97,546,527

FY 2023 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
Nov 2022	7,793,258	5,334,514	12,571,401	9,150,168
Dec 2022	6,966,351	4,327,359	11,471,207	8,820,439
Jan 2023	7,151,240	4,777,602	11,653,368	9,317,261
Feb 2023	8,781,061	6,460,683	14,028,061	11,722,418
Mar 2023	6,148,030	4,050,630	10,085,533	8,876,401
Apr 2023	6,088,794	3,856,622	9,435,151	8,030,741
May 2023	8,431,987	5,208,884	12,455,121	10,740,431
June 2023	6,755,591	4,393,940	10,550,614	8,681,587
July 2023	6,873,647	4,853,109	11,334,819	9,520,690
Aug 2023	8,271,229	5,001,039	12,165,359	10,284,882
FY 2023 Total	\$80,240,208	\$52,823,851	\$127,503,691	\$104,199,943

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.

Sales Tax by Industry

August Collections for Prior Three Years



August Collections

Industries	August 2020-21 Actual	August 2021-22 Actual	August 2022-23 Actual	August 23 vs August 22 Variance	Variance as a %
Retail Trade	\$3,256,395	\$3,464,539	\$3,505,786	\$41,247	1%
Accommodation and Food Services	800,269	860,124	957,330	97,206	11%
Utilities	463,887	651,975	563,983	(87,992)	-13%
Manufacturing	345,679	370,212	552,047	181,835	49%
Wholesale Trade	514,278	569,441	535,375	(34,066)	-6%
Construction	296,587	441,620	488,082	46,462	11%
Information	398,407	432,758	485,136	52,378	12%
Admin/Support/Waste Mgmt/Remediation	305,721	337,531	373,449	35,918	11%
Professional, Scientific, and Technical Services	159,788	166,206	190,413	24,207	15%
12 Minor Categories	498,865	595,079	652,743	57,664	10%
Totals	\$7,039,876	\$7,889,485	\$8,304,344	\$414,859	

McKinney Community Development Corporation
 Balance Sheet
 August 2023

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 4,142,002	\$ -	\$ -	\$ 4,142,002
Investments	60,400,697	-	-	60,400,697
Interest Receivable - Investments	238,760	-	-	238,760
Accounts Receivable	3,693,069	-	-	3,693,069
Security Deposits	10,522	-	-	10,522
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	93,044	93,044
Capital/Construction in Progress*	-	-	6,072,845	6,072,845
GASB 68 & 75/TMRS Actuarial	-	15,574	-	15,574
GASB 68 & 75/TMRS Assumption Change	-	1,464	-	1,464
GASB 68 & 75/TMRS Contributions	-	28,502	-	28,502
GASB 68 & 75/OPEB Actuarial	-	455	-	455
GASB 68 & 75/OPEB Assumption Change	-	7,624	-	7,624
GASB 68 & 75/OPEB Contributions	-	146	-	146
Total Assets	\$ 68,485,050	\$ 53,765	\$ 12,445,878	\$ 80,984,694
Liabilities				
Vouchers Payable	\$ 56,475	\$ -	\$ -	\$ 56,475
Compensated Absences	-	58,925	-	58,925
Bonds Payable Interest	-	79,505	-	79,505
Bonds Payable Current	-	1,085,000	-	1,085,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	16,210,000	-	16,210,000
TMRS Pension Liability	-	55,914	-	55,914
OPEB Liability	-	51,150	-	51,150
TMRS Actuarial Experience	-	666	-	666
TMRS Investment Experience	-	52,583	-	52,583
OPEB Actuarial Experience	-	7,448	-	7,448
OPEB Contributions	-	6,063	-	6,063
Total Liabilities	\$ 58,975	\$ 17,607,254	\$ -	\$ 17,666,229
Fund Equity				
Unreserved Fund Balance *	\$ 65,385,813	\$ (17,553,489)	\$ -	\$ 47,832,325
Reserved for Encumbrances	3,021,734	-	-	3,021,734
Reserved for Prepays	18,529	-	-	18,529
Investment in Capital Assets	-	-	12,445,878	12,445,878
Total Fund Equity	\$ 68,426,075	\$ (17,553,489)	\$ 12,445,878	\$ 63,318,465
Total Liabilities and Equity	\$ 68,485,050	\$ 53,765	\$ 12,445,878	\$ 80,984,694
Unreserved Fund Balance *				
	\$ 68,407,547			
Committed Projects Reserve:				
Community Projects	\$ 2,591,577			
Discretionary Prom & Comm Grants	205,140			
Retail Development Infrastructure Grants	163,021			
Economic Development Grants	-			
Special Projects	12,107,786			
Parks Construction Projects	11,173,878			
Total Committed Projects	\$ 26,241,402			
Unreserved Fund Balance after Project Commit.	\$ 42,166,145			
Undesignated Reserve:				
Community Projects (FY23)	\$ 3,935,408			
Discretionary Prom & Comm Grants (FY23)	1,960			
Retail Development Infrastructure Grants	22,756			
Economic Development Grants	-			
Total Undesignated Allocations	\$ 3,960,124			
Remaining Unreserved Fund Balance	\$ 38,206,021			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 38,206,021			

August Monthly Financial Report

September 18, 2023

Each month, city staff provides a financial report to the McKinney Community Development Corporation's board to apprise them of the financial status of the corporation. In an effort to continue providing meaningful financial updates, this transmittal letter includes links to the interactive online financial tool for the month of August. The following is a brief analysis of each section of the corporation's financials.

August Analysis

MCDC Revenue-

Revenue of the McKinney Community Development Corporation is over budget YTD by 3.94%. Sales tax figures came in 6.19% above last year's collection through August. Below is a link to the current year-to-date revenue of the MCDC:

[MCDC Revenues - YTD through August](#)

Sales Tax Analysis-

Below are three links that show some unique analysis for the sales tax of the McKinney Community Development Corporation and the City of McKinney at large. The first two links relate directly to the sales tax performance, and the third is a picture of the city's collection by industry:

[FY2023 Monthly Sales Tax Comparison](#)

[MCDC - Historic Monthly Sales Tax - August](#)

[City of McKinney - Sales Tax by Industry](#)

MCDC Expenditures-

Expenditures of the McKinney Community Development Corporation for the month of August were \$446K. Below is a link to the current year-to-date expenditures of the MCDC:

[MCDC Expenditures - YTD through August](#)

Checks Issued-

Below is a link to the checks that were issued by the McKinney Community Development Corporation during the month of August:

[MCDC August Checks Issued](#)

Project Details-

Project details for the McKinney Community Development Corporation are provided as an attachment. The project expenditures for this month were:

- Habitat for Humanity of Collin County - Land/Home Repairs, \$17,975
- Collin County History Museum – Construction, \$11,992
- Heard-Craig Center for the Arts, \$50,900
- Heard Museum, \$33,525
- McKinney Repertory Theater, \$2,476
- MillHouse Foundation-4 2-Day Art Festivals, \$1,457
- McKinney Philharmonic Orchestra-2023-24 Performances, \$1,118
- Tupps Brewery, \$11,715
- Various Park Projects, \$204,008

Conclusion-

The information included in the interactive monthly financial report is intended to provide a status update on the operations of the McKinney Community Development Corporation. Staff is available to answer any additional questions you may have.

Sincerely,

Mark Holloway

Chief Financial Officer

City of McKinney

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

INVOICES PROCESSED - August 2023

<https://mckinneytexas.opengov.com/transparency>

Date	Vendor Name	Transaction Amt	Description	Project #	FPO/PO
8/25/2023	JONES, LINDA	\$226.30	MILEAGE APRIL-JULY 2023		F51601
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$57.02	H-E-B: BOARD BREAKFAST 7/27		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$252.00	MI COCINA: HOUSING TASK FORCE LUNCH 7.20.23		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$500.00	SPONSORSHIP: HANDS TO OFFER BACK TO SCHOOL EVENT AND BACKPACK DRIVE		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$19.54	WALMART: BOARD BREAKFAST 7/19		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: DODD (CC MASTER GARDENERS)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: LIM (MCK PHILHARMONIC ORCH)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$35.00	FACEBOOK AD: H-E-B		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: SPALDING (CC HISTORY MUSEUM)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: PEDIGO (CHESTNUT SQUARE)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: KIDD (DIA DE LOS MUERTOS)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$500.00	LOCAL YOCAL: HOLIDAY EVENT DEPOSIT		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA DALLAS MARKETING, SOCIAL MEDIA SEMINAR: IKLE (ART CLUB OF MCK)		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$23.34	MINUTEMAN PRESS -- GOOD MORNING AMERICA SIGN		PCARD
8/25/2023	JPMORGAN CHASE BANK (PCARD)	\$19.16	FEDEX: SHIP TO RETAIL COACH		PCARD
8/25/2023	MANEGAIT THERAPEUTIC HORSEMANSHIP	\$3,500.00	SPONSORSHIP: MANEGAIT EVENT		F51658
8/25/2023	CHARTER COMMUNICATIONS HOLDINGS LLC	\$200.83	COMMUNICATIONS SERVICE FOR OFFICE		F51650
8/25/2023	121 MEDIA LLC	\$58.87	PUBLIC HEARING NOTICE 8/24		F51659
8/25/2023	NORTON ROSE FULBRIGHT US LLP	\$231.67	PROJECT LEGAL FEES: BLUESKY		PO521094
8/25/2023	MCKINNEY CHAMBER OF COMMERCE	\$245.00	CHAMBER DEVELOPMENT UPDATE 8/22 - LJ,DK, DB, KM, DR, JB, JD		F51575
8/25/2023	MILLHOUSE FOUNDATION, INC.	\$1,456.89	PROMO GRANT REIMBURSEMENT -- 2023 ARTS FESTIVAL	PC2313	F51577
8/25/2023	KDP D-121 I, LP (OPERATIONS)	\$3,388.50	OFFICE: COMMON AREA PROFESSIONAL SERVICE & UTILITIES		PO501136
8/25/2023	KDP D-121 I, LP (OPERATIONS)	\$6,368.60	OFFICE RENT		PO501136
8/18/2023	STATE COMPTRROLLER OF PUBLIC ACCOUNTS	(\$5,430.84)	JULY 2023 SALES TAX		
8/18/2023	ODYSSEUS CHAMBER ORCHESTRA	\$1,117.89	PROMO GRANT REIMBURSEMENT -- 2023-2024 PERFORMANCES	PC2319	F51532
8/18/2023	HOLY FAMILY SCHOOL	\$1,000.00	SPONSORSHIP: BELIEVE RUN		F51534
8/18/2023	HEARD CRAIG CENTER FOR THE ARTS	\$50,900.00	PROJECT GRANT REIMBURSEMENT -- WEST GARDEN UPDATES	4B2303	F51555
8/11/2023	BROWN & HOFMEISTER LLP	\$1,075.00	PROJECT LEGAL FEES		F51503
8/11/2023	BROWN & HOFMEISTER LLP	\$340.00	MCDC LEGAL FEES		F51503
8/11/2023	SPINELLI CONSTRUCTION SERVICES LLC	\$11,715.00	MCDC OWNERS REP SERVICES - TUPPS PROJECT	4B2009	PO501059

8/11/2023	KDP D-121 I, LP (OPERATIONS)	\$3,380.75	OFFICE: COMMON AREA PROFESSIONAL SERVICE & UTILITIES		PO501136
8/11/2023	KDP D-121 I, LP (OPERATIONS)	\$6,368.60	OFFICE RENT		PO501136
8/8/2023	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$1,085,000.00	TAXABLE REV BONDS 2015		
8/8/2023	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$318,021.78	TAXABLE REV BONDS 2015		
8/8/2023	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$200.00	TAXABLE REV BONDS 2015		
8/4/2023	121 MEDIA LLC	\$246.00	PUBLIC HEARING NOTICE 7/23		F51436
8/4/2023	COLLIN COUNTY HISTORICAL SOCIETY	\$1,350.00	PROMO GRANT REIMBURSEMENT -- CREATED IN COLLIN EXHIBIT	PC2311	F51435
8/4/2023	COLLIN COUNTY HISTORICAL SOCIETY	\$11,992.01	PROJECT GRANT REIMBURSEMENT -- CREATED IN COLLIN EXHIBIT	4B2215	F51434
8/4/2023	HERITAGE GUILD OF COLLIN COUNTY	\$11,240.00	PROMO GRANT REIMBURSEMENT -- CHESTNUT SQUARE EVENTS	PC2303	F51474
8/4/2023	DISTRICT 121 LLC	\$2,897,893.00	PROJECT GRANT REIMBURSEMENT -- DISTRICT 121 PARK SPACE	4B2008	F51437

23-0779



TITLE: Board and Liaison Reports

Board Chair

City of McKinney

Visit McKinney

McKinney Economic Development Corporation

McKinney Main Street/MPAC

McKinney Parks and Recreation

TUPPS Subcommittee

SUPPORTING MATERIALS:

[Visit McKinney Report](#)

[MEDC Report](#)



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Visit McKinney Monthly Report

Data is updated daily. Please be patient while this website loads the most up-to-date information.

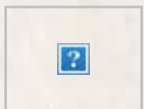
To see the full report, please use the scroll bar within the page.

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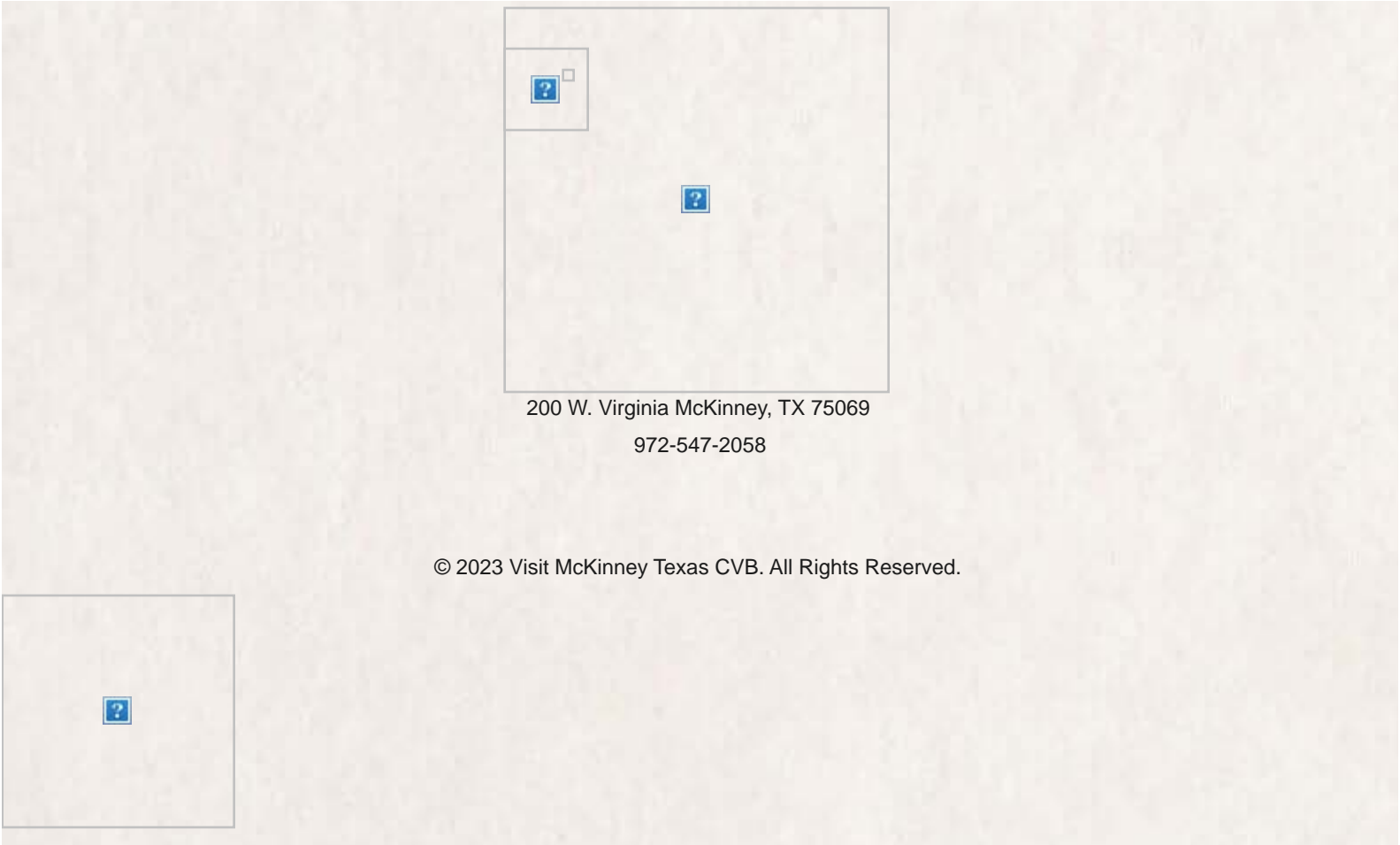
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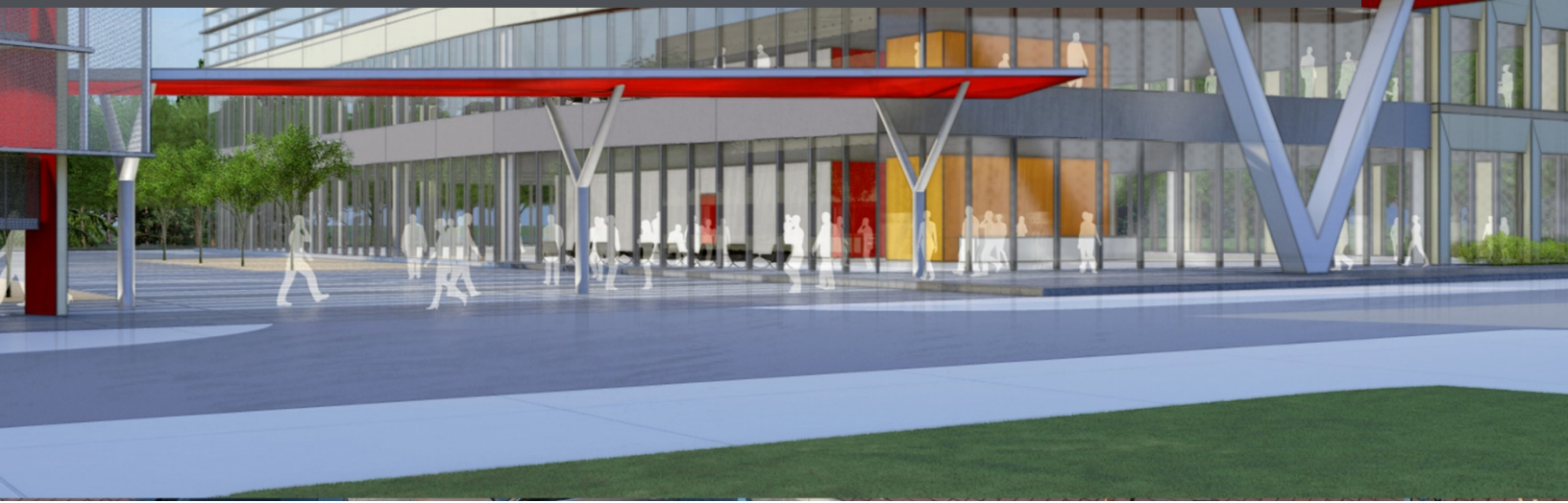
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ORGANIZATIONAL REPORT

—
2023 - September



McKinney Economic Development Corporation



Organizational Activity Report

- New Organic Leads: 15
- RFPs received: 12
- RFPs responded to: 7
- Total Pipeline Projects: 30
- New Pipeline Projects: 4
- Site Visits: 2

Business Retention & Expansion

- BRE Visits: 5
- Annual BRE Total: 58

We are partnering with a technology startup in the economic development industry which garners local employer feedback to utilize in marketing efforts. Think of Yelp for the Economic Development industry. This initiative will be rolling out over the next several weeks and was just launched on 9/13.

[Check out our Scout Cities Profile!](#)

"After care" for our Innovation Fund portfolio companies keeps getting better; we had twice the number of attendees at the August Tech Talks meeting, where founders discuss hot topics together. MEDC facilitates and hosts the roundtables.

The first "BRE Alliance Meeting" was held on 8/29 and facilitated by our partner with the [WSNCT](#) who assembled BRE professionals from several area cities to discuss opportunities and challenges associated with the BRE role. We are working on a couple of collective, regional events that would benefit employers in our respective cities. More to come!

Attended Events

- 8/16 - Tech Talks (Causey, Clark, Gajary, Linares, Talley, Wilkes)
- 8/17 - NTCAR Q3 Meeting
- 8/22 - McKinney Chamber Q3 Development Update (Talley- speaker; all team)
- 8/24 - Interface DFW & North Central Texas Industrial (Clark- speaker, Causey, Gajary, Wilkes)
- 8/24- McKinney Inclusion Council Business Workshop (Clark)
- 8/25 - HOA & Neighborhood Leader Meeting (Clark)
- 8/25- T-TEN (Toyota) Program Signing Ceremony at Collin College (Clark)
- 8/26-27 – Millhouse Art Fest at the Cotton Mill
- 8/29-30 – Team Texas Summit (Talley)
- 8/29- BRE Alliance Meeting (Clark)
- 8/29 - Q3 Tech & Trucks (Clark, Gajary, Wilkes, Talley)
- 9/6 - Workforce Worksession (Clark, Talley)
- 9/7 - BisNow DFW Architecture
- 9/8 - Grand ReOpening Visit McKinney (Clark, Talley, Causey)
- 9/6-9/9 - Circles Design Conference (Gajary)
- 9/8 - Local Profile Womens Conference (Clark)
- 9/10-9/14 - Dallas Start Up Week (Wilkes – moderator; Gajary, Clark, Talley)

- 9/11-9/14 - Team Texas Fabtech (Causey)
- 9/14 - WAM Annual Business Conference (Clark)
- 9/15 - REDNews Collin County Summit

Upcoming Events

- 9/17-9/20 - IEDC Conference
- 9/19 - DRC State of Public Education
- 9/20 - Tech Talks
- 9/21 - SMU Venture Forum
- 9/22 - BD Trusted Advisors Coffee Chat
- 9/22-9/24 - Oktoberfest
- 9/26 - NTCAR Golf Tournament
- 9/27 - UTD Driving Economic Development in North Texas
- 9/27-9/28 - Venture Atlanta
- 9/28-9/29 - iC3 Life Science Summit
- 10/3 - Bisnow CFW Creative Office
- 10/5 - Chamber Best of McKinney Luncheon
- 10/5-10/7 - GCEC Conference
- 10/9-10/11 - IFEA Conference (Linares)
- 10/9-10/12 - Adobe Max Conference (Gajary)
- 10/10-10/12 - Women in ED Forum (Clark, Causey)

Committee Meetings

- The MEDC Marketing Committee meets the first Friday of the month.
- The MEDC Finance Committee meets the last Friday of the month.
- The MEDC Real Estate Committee meets the second Wednesday of the month.
- The MEDC Innovation Fund Committee meets monthly, on a TBD basis.
- The MEDC Governance Committee meets monthly, on a TBD basis.

23-0780



TITLE: President's Report

SUPPORTING MATERIALS:

[Grants Awarded \(FY 23\)](#)

[Marketing Report \(August\)](#)

[TUPPS Update \(August\)](#)

**McKinney Community Development Corporation
Grants and Transfers - FY 23**

Category	Grant/Transfer	Amount
Promotional & Community Events	MCDC Discretionary Promotional	\$ 200,000.00
Reallocated Funds from FY22		\$ 38,298.00
		\$ 238,298.00
	McKinney Community Concerts - 6 shows	\$ (3,000.00)
	Shakespeare McKinney at Adriatica	\$ (2,500.00)
	Heritage Guild of Collin County - Spring & Summer events at Chestnut Square	\$ (11,240.00)
	SBG Hospitality - Sip and Stroll Series	\$ (15,000.00)
	Marching Music Made in McKinney - 2023 DCI	\$ (5,600.00)
	St. Peters Episcopal - Empty Bowls 2023	\$ (9,500.00)
	McKinney Kiwanis Foundation - 2023 Triathlon	\$ (2,500.00)
	ManeGait Therapeutic Horsemanship - 2023 LIVE at the Gait	\$ (7,500.00)
	McKinney Garden Club - Art Meets Floral Event	\$ (3,000.00)
	McKinney Main Street - 2023 Arts in Bloom	\$ (11,000.00)
	Collin County History Museum - Created In Collin Exhibit and events	\$ (12,000.00)
	McKinney Chamber Foundation - Black History Month events	\$ (14,000.00)
	MillHouse Foundation - 4 2-day festivals	\$ (10,000.00)
	Heritage Guild of Collin County - Fall and Winter events at Chestnut Square	\$ (11,500.00)
	McKinney Lacrosse Club - 2023 Turlaxin' Tournament	\$ (3,100.00)
	McKinney Repertory Theatre - 2023/2024 Season promotion	\$ (10,500.00)
	Art Club of McKinney - Promotion of season performances	\$ (2,100.00)
	McKinney Rotary Club Foundation - 2023 Rotary Parade of Lights promotion	\$ (7,500.00)
	McKinney Philharmonic Orchestra - promotion of 2023-2024 performances	\$ (10,500.00)
	McKinney Chamber Foundation - promotion of 2023 Dia de los Muertos	\$ (9,000.00)
	McKinney Main Street - 2023 Oktoberfest and Home for the Holidays promotions	\$ (13,500.00)
	Texas Cellos - promotion of 2023-2024 performances	\$ (4,500.00)
	Collin County Master Gardeners - promotion of 2024 Garden Show	\$ (9,000.00)
	SGB Hospitality - promotion of 2023 McKinney Wine and Music Festival	\$ (10,000.00)
	Balance	\$ 40,258.00

Category	Grant/Transfer	Amount
Community Projects	MCDC Discretionary Community Projects	\$ 2,177,223.00
	#23-02 - Haddington Fund - Neon Sign (Original amt. requested-\$77,370; amended request \$95,037.50)	\$ (95,037.50)
	#23-03 - Heard Craig Center for the Arts - Improvements in West Garden	\$ (135,300.00)
	#23-04 - McKinney Roots - Chicken Coop Construction	\$ (22,000.00)
	#23-06 - Heard Natural Science Museum - Construction of Building for Storage and Food Prep for Animals	\$ (50,000.00)
	#23-08 - McKinney Housing Authority - Construction of The Remnant	\$ (1,800,000.00)
	#23-09 - McKinney Virginia Parkway Ltd. - The Palladium McKinney - \$1.5 million funded by PFC.	
	#23-10 - McKinney Parks Foundation - Purchase of Polaris Ranger Utility Terrain Vehicle	\$ (15,000.00)
	#23-11 - Heritage Guild of Collin County - Replace Chimney on Faires House; Replace Porches, Stairs and Ramps on Six Historic Buildings (req-\$50,000; \$25,000 funded)	\$ (25,000.00)
	#23-12 - City of McKinney, Housing and Community Development Department - Funding for Property Maintenance Program for Low-Income, Owner-Occupied Homes including Mobile Homes	\$ (200,000.00)
	#23-13 - The Cotton Mill - Funding for Neon Signage	\$ (135,580.00)
	#23-14 - McKinney Main Street - Funding for 14-Passenger, Climate-Controlled Downtown Trolley	\$ (103,133.92)
	#23-15 - Habitat for Humanity of Collin County - Funding for Critical Home Repairs for Low-Income Residents	\$ (400,000.00)
	#23-16 - Boys & Girls Club of Collin County - Funding for Purchase and Installation of Electronic and Traditional Games at McKinney Club	\$ (71,477.00)
	Reallocate \$875,305.42 from Economic Development classification	\$ 875,305.42
	Balance	\$ -
Economic Development	Economic Development Grants	\$ 5,000,000.00
	Reallocate \$875,305.42 to Discretionary Project Grants	\$ (875,305.42)
	Balance	\$ 4,124,694.58

Category	Grant/Transfer	Amount
Retail Development Infrastructure	MCDC Discretionary Retail Infrastructure	\$ 200,000.00
	#RI23-01 - Lelo's Coffee Company - electrical and plumbing infrastructure	\$ (50,000.00)
	#RI23-02 - Waterboy RE, LLC - infrastructure improvements including fire suppression new Harvest	\$ (50,000.00)
	#RI23-03 - Haddington Fund, LLC - infrastructure including fencing, ramp, wall and footer, walkway at The Flour Mill	\$ (50,000.00)
	#RI23-04 - Neathery Estate B&B - security fencing, electrical, foundation, water & sewer rough-in	\$ (21,243.75)
	#RI23-05 - T&I Bakery - exterior electrical panel	\$ (6,000.00)
	Balance	\$ 22,756.25
Projects - Parks & Recreation	Project #22-17 - Funded from FY 23 Budget	\$ 5,500,000.00
	Renovation of neighborhood parks	\$ (1,750,000.00)
	Greens Park and Trail Improvement	\$ (2,000,000.00)
	Towne Lake Improvements	\$ (300,000.00)
	2023 Playground Replacements	\$ (850,000.00)
	Vehicles and Equipment	\$ (600,000.00)
	Balance	\$ -

Category	Grant/Transfer	Amount
City of McKinney Administrative Fee		\$ 175,000.00
		\$ (175,000.00)
	Balance	\$ -
MPAC Operations		\$ 500,000.00
		\$ (500,000.00)
	Balance	\$ -
Community/Economic Development/Partnership Projects	Funded from Fund Balance (Estimated)	\$ 27,500,000.00
	#23-01 - City of McKinney - Roadway Infrastructure for Economic Development	\$ (518,387.00)
	Balance	\$ 26,981,613.00



Marketing Report: August 2023

Participation in Marketing/Networking & Community Events

(since August 24 Board Meeting)

- Promotional Grant Events: Farmers Market, Bar Wars, Oktoberfest
- HOA Leaders Meeting
- One Heart McKinney Partners Event
- Visit McKinney Ribbon-cutting
- Main Street Merchants
- Women’s Business Conference
- Cotton Groves Dedication
- La Tiendita soft opening and ribbon-cutting events

Website Analytics

The number of website visits remains nearly double from last year. August spikes correlate with McKinney Roots, Downtown Tastemakers, Tiny Doors, TUPPS, and Heard Museum. Top page visits in August were Grants and Community Impact. Most visitors connected directly. We continue to see referrals from the City of McKinney and the MEDC websites, and in August, we saw visitors from McKinney Rotary.

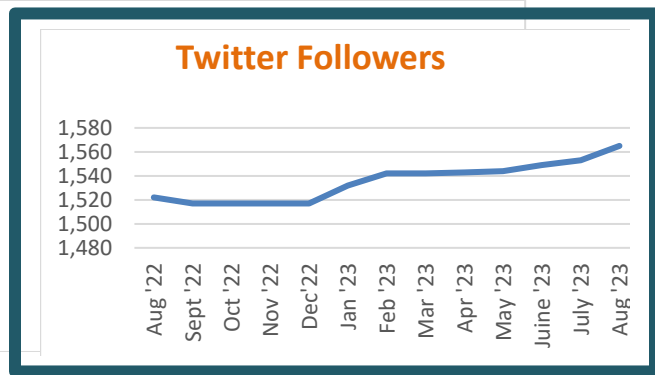
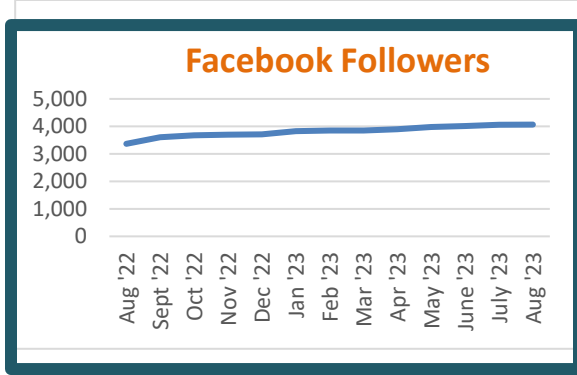


Source	Count
City Website	37
MEDC Website	23
McKinney Rotary	4

The number of website visitors using mobile devices has increased slightly over the last couple of months.

Mobile Traffic	Users	Percent of Total
Desktop	279	63.00%
Mobile	160	36.10%
Tablet	4	0.90%

Social Media: Facebook and Twitter



Facebook followship continues to increase, and we now have over 4,000 followers! For **Facebook**, the top performing posts for August were related to Tiny Doors, MISD Teacher Breakfast, TUPPS, Downtown Tastemakers, McKinney Roots, and Heard Museum.

McKinney Community ...
Thu 8/24/2023 10:58 am PDT

Please join us for a **TINY DOORS LAUNCH PARTY**
Friday, August 25th
Launch Party: 7:00 - 8:00 PM
McKinney Performing Arts Center
111 N Tennessee Street
McKinney, TX 75069

Total Engagements	86
Reactions	41
Comments	6
Shares	6
Post Link Clicks	—
Other Post Clicks	33

McKinney Community ...
Thu 8/3/2023 10:59 am PDT

MCDC and MEDC Board members joined staff and City Council were on hand to welcome 300 new MISD...

Total Engagements	48
Reactions	16
Comments	1
Shares	1
Post Link Clicks	—
Other Post Clicks	30

McKinney Community ...
Fri 8/18/2023 3:14 pm PDT

The new TUPPS site in McKinney is repurposing salvaged tin siding from the old grain building. With East...

Total Engagements	37
Reactions	20
Comments	1
Shares	2
Post Link Clicks	—
Other Post Clicks	14

McKinney Community ...
Mon 8/21/2023 8:31 am PDT

Be on the lookout for tiny construction zones around Downtown McKinney that will bring GIANT opportunities f...

You will soon see 'tiny doors' p...

Total Engagements	29
Reactions	9
Comments	0
Shares	0
Post Link Clicks	20
Other Post Clicks	0

McKinney Community ...
Fri 8/11/2023 12:24 pm PDT

Historic Downtown McKinney is a true gem for our residents and visitors. Follow along as this video series...

Total Engagements	26
Reactions	10
Comments	1
Shares	0
Post Link Clicks	—
Other Post Clicks	15

McKinney Community ...
Tue 8/22/2023 2:45 pm PDT

We're still excited about the new TUPPS Brewery. But while we wait... there's still a lot of fun happening at...

- THE BOHO NIGHT MARKET
SAT, SEPT 2
12:00-4:00 PM
- TUPPS SALSA SHOWDOWN
SUN, SEPT 3
8:00-9:00 PM
- TUPPS KARAOKE NIGHT
SAT, SEPT 9
11:00 AM-6:00 PM
- CORNDOGS & CORNHOLE

Total Engagements	25
Reactions	9
Comments	0
Shares	2
Post Link Clicks	—
Other Post Clicks	14

McKinney Community ...
Wed 8/2/2023 7:38 am PDT

MCDC is excited to see the McKinney Roots chicken coop getting closer to housing the new brood of chickens...

Total Engagements	19
Reactions	12
Comments	0
Shares	2
Post Link Clicks	—
Other Post Clicks	5

McKinney Community ...
Mon 7/31/2023 7:20 pm PDT

Don't miss out on the new Night Market in Historic Downtown McKinney. This weekly summer block...

Total Engagements	19
Reactions	11
Comments	0
Shares	2
Post Link Clicks	—
Other Post Clicks	6

McKinney Community ...
Sat 8/12/2023 6:52 pm PDT

Thanks McKinney Parks Foundation for all you do to keep our trails beautiful!! We appreciate you. McKinney Parks...

This content isn't available right...

Total Engagements	16
Reactions	10
Comments	0
Shares	0
Post Link Clicks	0
Other Post Clicks	6

McKinney Community ...
Thu 8/31/2023 10:36 am PDT

THEY'RE BAAACK! Get your tickets to see the dinosaurs at Heard Natural Science Museum & Wildlife Sanctuar...

Total Engagements	15
Reactions	7
Comments	2
Shares	0
Post Link Clicks	—
Other Post Clicks	6

Twitter remains a much smaller audience with just over 1,560 followers but still growing slowly. Engagement remains much lower than for Facebook but was slightly above average for the month of August. Top posts were related to Tiny Doors, Teaching Garden, TUPPS, Night Markets, and Parks updates.

@mckinneycdc
Mon 8/21/2023 3:31 pm UTC

Downtown McKinney that will bring GIANT opportunities for exploration! Coming soon: McKinney Tiny Doors!
<https://t.co/b2b4LcYR8>

Total Engagements	13
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	9
Other Post Clicks	3
Other Engagements	0


@mckinneycdc
Mon 7/31/2023 1:24 am UTC

This new learning garden community-led in every way! Making the best use of a small piece of MCDC-owned land, we are excited about

Total Engagements	8
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	6
Other Post Clicks	1
Other Engagements	0

@mckinneycdc
Tue 8/29/2023 9:49 pm UTC

This one's for the ladies ... Thursday at TUPPS is Ladies Night Sip & Shop featuring unique products from local...




Total Engagements	7
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	7
Other Engagements	0

@mckinneycdc
Wed 8/30/2023 6:22 pm UTC

Over the years, Downtown McKinney has been described as an authentic, quaint reflection of true Collin County history. The new Tiny Doors

Total Engagements	4
Likes	2
@Replies	0
Retweets	1
Post Link Clicks	1
Other Post Clicks	0
Other Engagements	0

<https://t.co/wKaTy0uIA>




TINY DOORS LAUNCH PARTY
Friday, August 25th
Launch Party: 7:00 - 8:00 PM
McKinney Performing Arts Center

Total Engagements	4
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	3
Other Engagements	0

@mckinneycdc
Mon 7/31/2023 3:53 pm UTC

Join us at the new Night Market in Downtown McKinney. This weekly summer block party hosts local artis...



Total Engagements	4
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	4
Other Engagements	0

@mckinneycdc
Thu 8/24/2023 10:53 pm UTC

Enhancing McKinney parks to provide amenities for all our residents and visitors is an ongoing goal for MCDC and McKinney Parks and Recreation!

Total Engagements	3
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	2
Other Post Clicks	0
Other Engagements	0


@mckinneycdc
Wed 8/23/2023 2:52 am UTC

Tomorrow is the last Thursday Night Market for the season! This unique, summer block party hosts local artisan and food booths and

Total Engagements	3
Likes	0
@Replies	0
Retweets	1
Post Link Clicks	0
Other Post Clicks	2
Other Engagements	0

@mckinneycdc
Tue 8/22/2023 4:12 am UTC

We're still excited about the new @TuppsBrewery. But while we wait... there's still a lot of fun happening at...



Total Engagements	3
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	3
Other Engagements	0

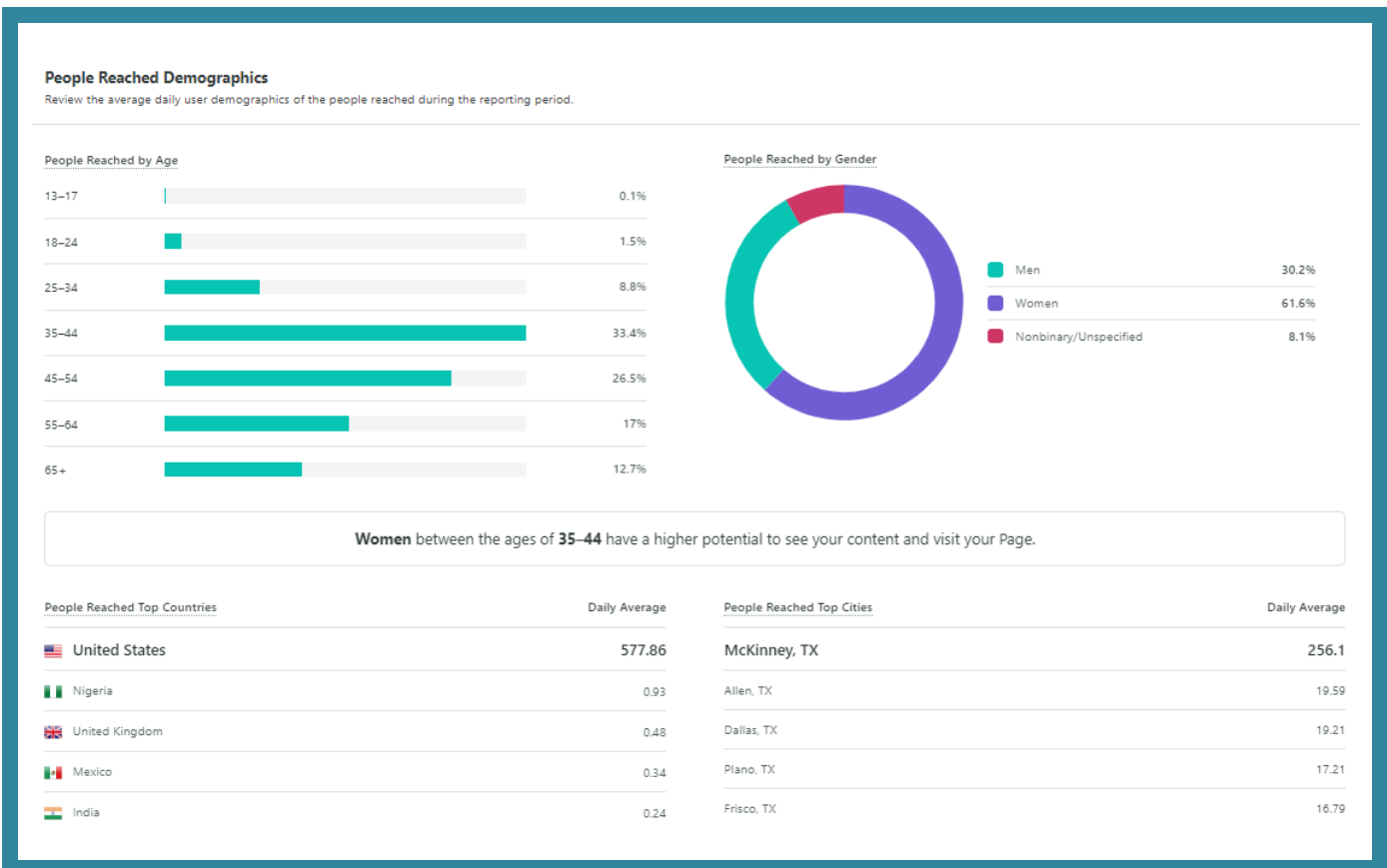
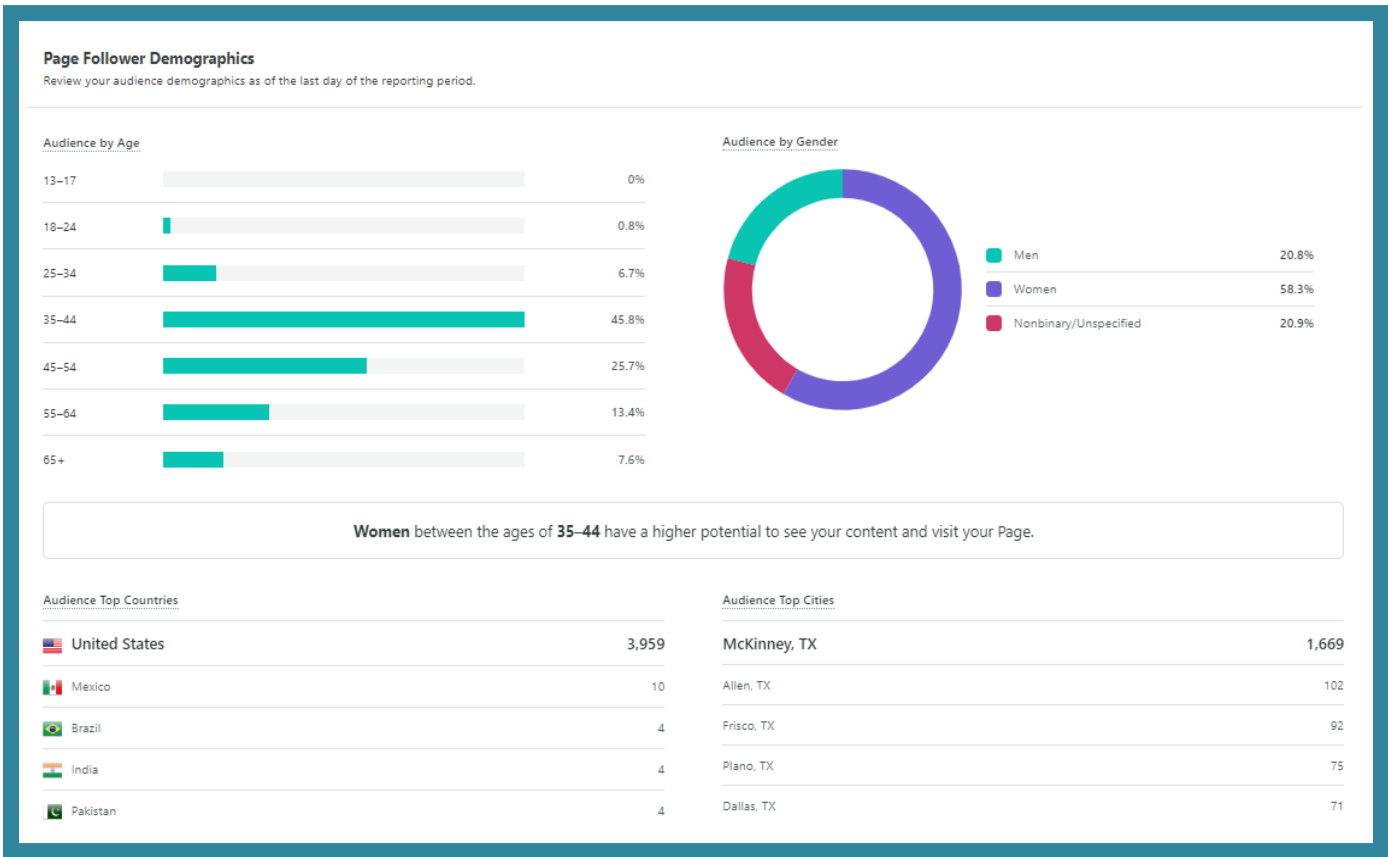
@mckinneycdc
Wed 8/30/2023 2:29 am UTC

MCDC, City partners and nonprofits are working together to address the affordable housing challenge in McKinney. As low-

Total Engagements	2
Likes	0
@Replies	2
Retweets	0
Post Link Clicks	0
Other Post Clicks	0
Other Engagements	0

Facebook Demographics

Our Facebook audience demographic is primarily located in McKinney, with 2/3 being female. Our top two age demographics for followers is 35-44 and 45-54.



TUPPS Brewery Expansion Project – August 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

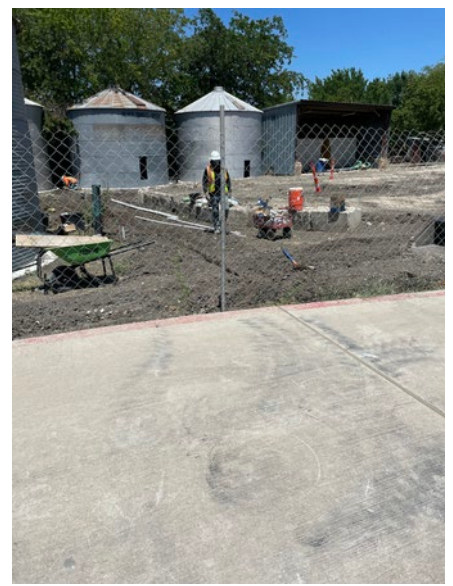
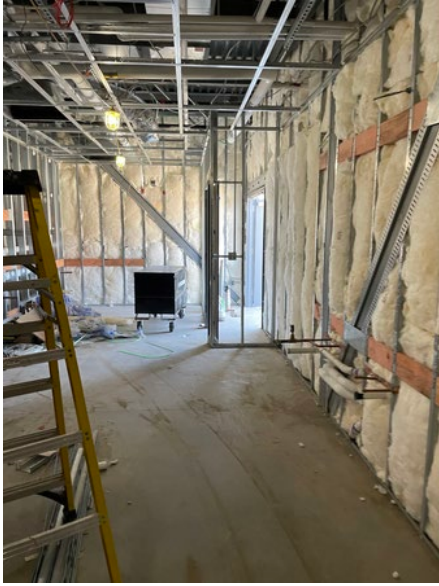
<u>Anticipated Dates As Of:</u>	<u>April 5, 2022</u>	<u>January 31, 2023</u>	<u>August 31, 2023</u>
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	October 4, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	Sept 21, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	Sept 29, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	November 1, 2023

Progress continues on the project, completion dates shown above have slipped slightly from last month due to a couple of items that must be completed that require TUPPS approval on additional cost & TUPPS vendor's needing to complete. As has been discussed and communicated reasons for delayed completion include material delays early in construction, unknown conditions on existing structures, many items necessitating design redraws and contractor / subcontractor pricing regarding change in scope, deleting scope or adding scope and lack of final decisions, misunderstanding/confusion over what is in scope and out of scope for the contractor. At this point it appears that a TCO for the Brewery is not going to be necessary as the entire site may be complete at the same time. Below is a high-level recap of work progress and photos.

August 1 – August 5

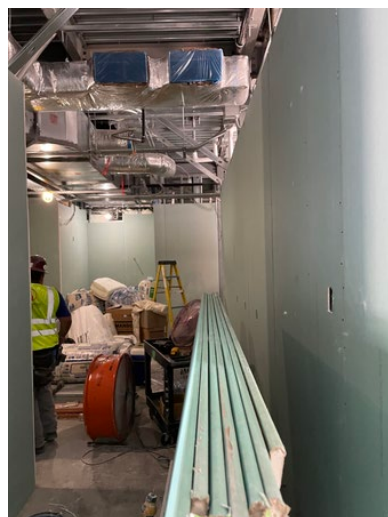
Site: rough & fine grading, irrigation & landscape, running pvc for underground electrical to BYOB silos and wedding venue; Brewery: Hanging doors, Punch list work; Tap Room: waterproofing, excavating and running pvc underground; roof unit condensate work, steel on canopy, insulation and drywall;





August 7 – August 12

Site: clean up, underground electrical to wedding venue, moving big blocks; Brewery: install serving window, working on punch list items, TUPPS vendor installing CO2 devices , Tap Room: installing in-wall blocking, green board and insulation, excavation and pvc for underground;





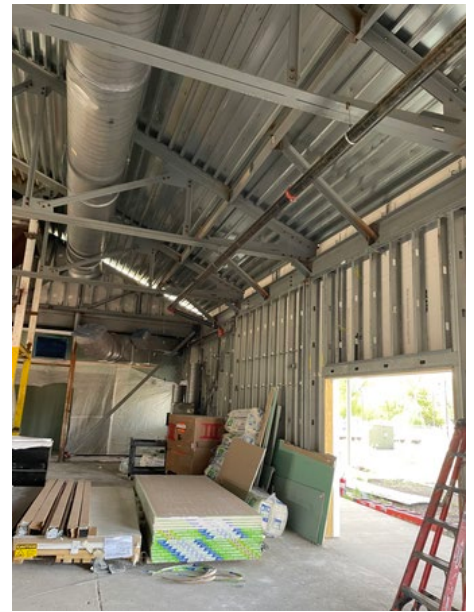
August 14 – August 19

Site: underground electric, irrigation and landscaping; Brewery: install of cabling on façade, completing correction of ductwork, TUPPS vendor installing CO2 detection; Tap Room: insulation on roof, attach tin to perimeter of building, closing up roof penetrations, install walk-in cooler;



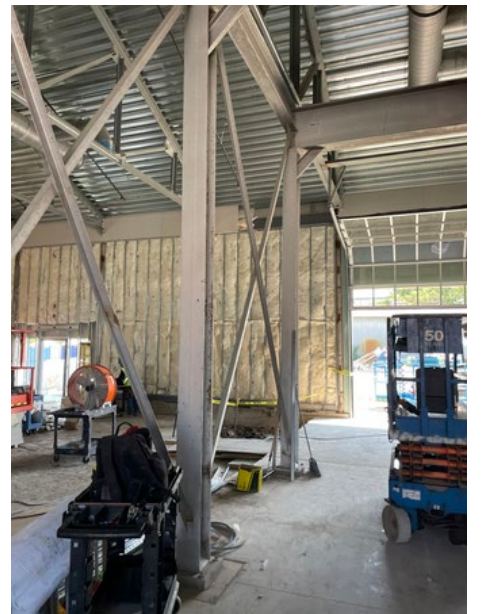
August 21 – August 26

Site: Brewery: completing Fire Alarm and CO2 monitoring systems, punch list work; Tap Room: Installing Risers, walk-in cooler, ductwork; exterior tin panels Barrel Aging: installing underground sewer



August 28 – August 31, 2023

Site: ; Brewery: ; Tap Room: Testing copper in RR and Kitchen for leaks, install ductwork, room, in on exterior, walk-in cooler ; Barrel Aging: Backfill sewer line,



23-0781



TITLE: Update on Project RI 23-04, Submitted by The Neathery Estate Bed and Breakfast for Back Porch Restoration.

SUPPORTING MATERIALS:

[Presentation](#)



MCDC Support Report



MCDC Grant Impact

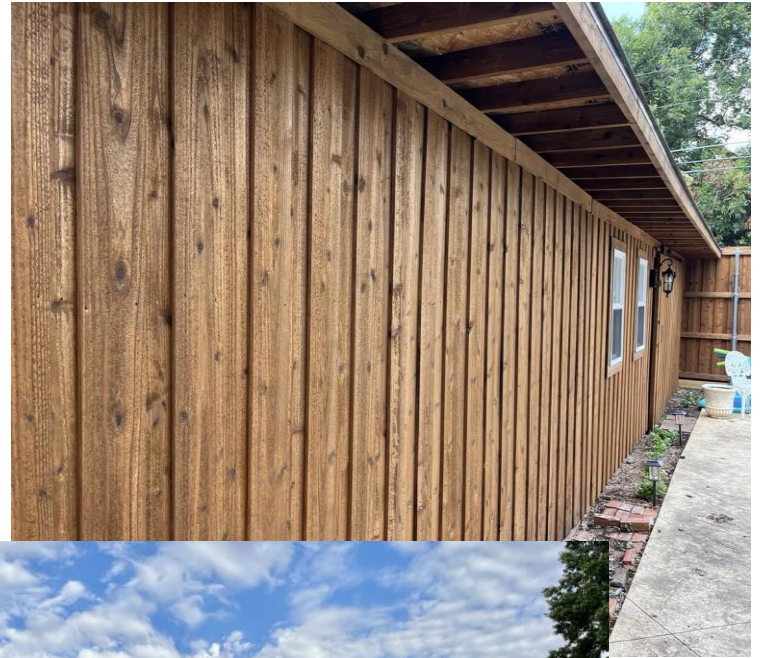
Meeting the Demand

- Enhanced Security
- Enhanced Safety
- Enhanced Accommodations



2023





Visit McKinney Collaboration
Working hand in hand with the City of McKinney
A Trusted Partnership



Tiffany works hard to make your stay comfortable. Spent Saturday next to the pool, reading. Fabulous! Paid to have have breakfast in bed the whole weekend. Heavenly!!! And delicious. Tiffany is capable and willing to make your stay beyond expectations. A sweet home tucked into a sweet neighborhood. Little Lending Libraries in walking distance. **Downtown McKinney has all you need if you want to stroll and pace leisurely. Texas Bee Supply recommended this bed and breakfast.** (My husband attended their bee class while I lazied by the pool.) Many thanks for their fabulous recommendation. I really hope to find a reason to return!

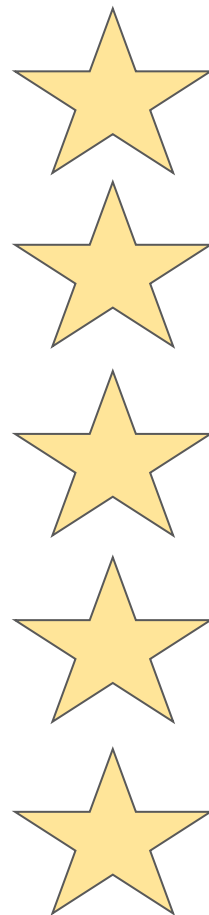
A beautiful stay, and the perfect getaway. Tiffany was an amazing host, and breakfast was amazing! Full of charm, art, and surrounded by antiques this bed and breakfast has it all, including a pool if you want to go for a relaxing swim. Close to all the local eateries, and attractions the Neathery is the perfect place to stay when in the area. Will definitely be staying again!

We rented the entire estate for our bridal party and groomsmen and my husband and I the weekend of our wedding and it was absolutely perfect. It was easy to find and get in. Tiffany was always communicating leading up to it on diet restrictions for breakfast and on any info we may needed. Breakfast was amazing and tasty! The rooms and beds were comfy and exactly what I was wanting. We will 100% be booking again when we get the chance and highly recommend it to anyone!

Google Review Summary

5.0

87 reviews



Absolutely wonderful! Our group of 8 women rented the entire house for the weekend and we were constantly delighted by the comfort, whimsy, high end amenities, attention to detail and unbelievable customer service. Tiffany has created a gem of a getaway. We would have stayed for a week given the chance. The pool and backyard oasis is so inviting, and the house so fun, it was the perfect stay for us. The breakfast was huge and delicious and we just can't say enough nice things about our visit! A must stay!

*True to McKinney
True Southern
Hospitality*

We had such a lovely stay in celebration of my birthday. We stayed in the Elissa Suite and enjoyed in suite breakfast on the patio which was exceptional. **The location is perfectly situated close to downtown McKinney with tons of food options and shopping.** We can't wait for our next stay at the Neathery!

I stayed at The Neathery Estate for 3 nights as a local getaway from the wonderful but sometimes exhausting people who live in my house. :) I chose the Magnolia Suite and I felt at home from the moment I checked in. The grounds are beautiful, the decor is sublime, the food is delicious, but the hospitality is incomparable! When I needed a place to spend some quality time resting and reflecting, The Neathery Estate was the right choice. With the proximity to Downtown McKinney, tons of choices for entertainment and food are quickly available. Tiffany is a wonderful, attentive host whose care and love of innkeeping is apparent in every way. Thank you for such an amazing place to spend some time taking care of myself!

WOW! What an amazing place to stay! The place is such a great place to stay! **My wife and I attended TMR for the third year in a row, each time renting an airBnB, they were nice places. We just didn't feel comfortable in the first two. My wife Found this wonderful and beautiful bed and Breakfast.** There is an ample amount of space for parking! Code to the gates that worked great. The yard was very well keep, and just so welcoming upon your arrival. The place was just so peaceful inside and out. We felt so safe and secure during our entire 2 night stay, Tiffany has really made the place so beautiful! Antiques though out the house. The house was nice and cool! So many little amenities to mention. One example is places on both sides of the bed for your phone chargers. A fan in the room for those who like what I call white noise. Tv with plenty of choices of channels, and the breakfast!!!! Over the top! We will return and highly recommend this oasis!

MCDC Support has played a critical role in enabling my business to grow and thrive.

Thank you.





23-0782

TITLE: Consider/Discuss/Act on Retail Development Infrastructure Grant Application Submitted by Cocktail Creamery (RI 23-06) in the Amount of Up to Five Thousand Eight Hundred Twelve and 50/100 Dollars (\$5,812.50) for the Purchase and Installation of a Grease Trap Required for Full Operations at Their New Location at 205 E. Virginia, McKinney. Total Requested is 75% of Total Project Cost.

COUNCIL GOAL: 1: Direction for Strategic and Economic Growth
1C: Continue to develop a retail development strategy for key areas of the community to further diversify revenue sources and expand entertainment, dining and shopping options and tourism.
5: Enhance the Quality of Life in McKinney
5C: Promote reinvestment activities and ordinance changes in Historic Downtown McKinney that balance preservation of historic character and current market needs.

MEETING DATE: August 24, 2023

DEPARTMENT: McKinney Community Development Corporation

CONTACT: Cindy Schneible, President

ITEM SUMMARY:

- McKinney Community Development Corporation will conduct a public hearing on a retail development infrastructure grant application submitted by Cocktail Creamery.
- Project includes the addition of a grease trap at their new location including all labor, equipment and supplies.
- This improvement is necessary for the safe management of appliances and other electrical needs of the business.

BACKGROUND INFORMATION:

- Cocktail Creamery was formed in 2019 to offer premium artisanal homemade ice cream and sorbets focused on adult flavors by creating a fun and comfortable

family atmosphere.

FINANCIAL SUMMARY:

- Funds allocated for FY23 Retail Development Infrastructure Grants is \$200,000, and \$72,756.25 remain unallocated.
- This grant requires a 25% match, and the maximum grant funding limited to \$50,000 per grant.
- The request is eligible for MCDC consideration under Section 501.103 of the Texas Local Government Code.

SUPPORTING MATERIALS:

- Application Packet
- Presentation

SUPPORTING MATERIALS:

[Application Packet](#)
[Presentation](#)

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

APPLICANT INFORMATION

Name: Sharyn Lindblad

Company: Cocktail Creamery

Federal Tax I.D.: 83-4150782

Incorporation Date: 3/27/2019

Mailing Address: 3657 Hidden Trl

City McKinney ST: TX Zip: 75069

Phone: 508-446-7105 Fax: Email: sharynlindblad@gmail.com Cell: 508-446-7105

Website: <https://www.cocktailcreamery.com>

Check One:

- Corporation X Partnership Sole Proprietorship
 Governmental entity
 Nonprofit – 501(c) Attach a copy of IRS Determination Letter
 Other

PROJECT INFORMATION:

Project/Business Name: Grease Trap

Location of Project: back property of 205 E Virginia St

Physical Address: 205 E Virginia ST

City: McKinney ST: TX Zip: 75069

Property Size: 0.0574 acres Collin CAD Property ID: 1103932

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

Name: David Beckett

Company: B2 Property Leasing
Mailing Address: 209 E Louisiana St

City: McKinney

ST: TX

Zip: 75069

Phone 214-432-0911

Fax:

Email: david@customhomesoftexas Cell: 469-400-0658

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): restaurant

Estimated Date of Project Completion: 7/27/23

Days/Hours of Business Operation: M-S 12-10pm, Sun 12-7pm

Estimated Annual Taxable Sales: \$750,000

Current Appraised Value of Property:

Estimated Appraised Value (*Post-Improvement*):

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

Total Estimated Cost for Exterior Infrastructure Improvements: \$7750.00

Total Grant Amount Requested: \$5812.5

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

Amount: \$1937.50

Source: Cocktail Creamery

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): 2021/2022

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

Property Owner's Signature

Signature

Signature

Printed Name

Printed Name

Date

Date

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

A FINAL REPORT IS TO BE PROVIDED TO MCDP 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: Sharyn Lindblad

Property Owner: David Beckett/ B2 Property Leasing

Funding Amount: \$5812.50

Project: Grease Trap

Start Date: May 2023

Completion Date: June 2023

Location of Project: 205 E Virginia Street

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

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

Shawyn Lindblad
Signature

Printed Name

Shawyn Lindblad

Date

7/24/23

Property Owner's Signature

David S Beckett
Signature OWNER, BQ Property Leasing

Printed Name

David Beckett

Date

7-24-23

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.

PROPOSAL

**MEDLOCK SERVICES LLC.
RESIDENTIAL & COMMERCIAL
1918 University Business Drive
Suite 506
McKinney, TX 75071
Nicholas Albrecht, License #M-37288
972-562-4444**

**JOB NAME/ NO.: Custom Homes Of Texas
LOCATION: 205 E Virginia
McKinney, Texas
CONTACT: Brandon Bush
DATE: May 26, 2023**

We hereby submit specifications and estimates for:

1 YR WARRANTEE ON WORKMANSHIP ONLY

ALL PLASTIC AND FITTINGS FOR ROUGH IN AND STACK OUT

ALL PEX AND FITTINGS FOR ROUGH IN AND STACK OUT

INCLUDES LABOR FOR ROUGH IN, STACK OUT AND SETTING FIXTURES

EXCLUDED: ROCK DIGGING AND CONCRETE BREAKING

NOTE: SAND FOR ROUGH TO BE FURNISHED BY BUILDER.

NOTE: ALL APPLIANCES TO BE INSTALLED BY OTHERS

NOTE: WATER METER MUST BE IN PLACE TO FILL PLASTIC UP FOR TEST.

NOTE: THREE (3) DAY NOTICE TO BE GIVEN PRIOR TO ROUGH IN DATE DUE TO WORK SCHEDULE.

SHOWER LINER WARRANTY UNTIL TOPOUT PASSES ONLY (BUILDER RESPONSIBLE AFTER)

STARING A PROJECT ACCEPTS ANY UNSIGNED CONTRACTS

BUILDER RESPONSIBLE FOR PERMIT AND FEES

(continued on page 2)

WE PROPOSE hereby to furnish material and labor-complete in accordance with these specifications, for the sum of : Seven thousand seven hundred fifty dollars and zero cents \$ 7,750.00

Rough/topout draw 7,750.00

Signature _____ Date _____ Signature _____ Date _____

MEDLOCK SERVICES, LLC

1918 University Business Dr., Ste. 508

McKinney, TX 75071

(972) 562-4444

laura@medlockservices.com

INVOICE

BILL TO

Dave Beckett

1001 Country Trl

Fairview, TX 75069

INVOICE # 11771

DATE 05/31/2023

DESCRIPTION	QTY	RATE	AMOUNT
205 E Virginia, McKinney			
Install grease trap - rough/topout	1	7,750.00	7,750.00

Nicholas Albrecht
M37288

BALANCE DUE

\$7,750.00







Cocktail Creamery BUSINESS PLAN

Prepared by:

Sharyn E Lindblad, Ted Lindblad III

3657 Hidden Trail
McKinney, Texas 75069
508-4467105
sharynlindblad@gmail.com

www.cocktailcreamery.com

I. EXECUTIVE SUMMARY

Cocktail Creamery (referred to from hereon in as the "Company") was established as a Limited Liability Company at 3657 Hidden Trail, McKinney, Texas 75069 with the expectation of rapid expansion in the ice cream shop (ice cream barlor) industry. The Company solicits financial backing in order to be able to introduce its new product (described below).

Business Description

The Company was formed on 4/17/19 as Limited Liability Company under Texas state laws and headed by Sharyn E Lindblad, Ted Lindblad III.

Sharyn Lindblad- Co- Owner Cocktail Creamery with focus on Managing the front line, Employees, Payroll, Accounting, Sales, Buyer and Customer Service. Prior to this venture, Sharyn was in Management in the Retail Corporate industry with her last position as Director of Strategic Sourcing for JCPenney.

Ted Lindblad- Co-Owner Cocktail Creamery with focus on Marketing, Brand Creativity and Research & Development. Prior to this venture, Ted has been an entrepreneur for over 25 years, owning and operating a variety businesses from Roofing, Audio Sales, Importer, and food industry.

Featured on Yolo TV, Good Morning Texas, McKinney Impact Newspaper, and The Dallas Voyager online magazine.

The Company currently employs 1 full-time employees and 3 part-time employees.

Business Mission

To offer premium artisanal homemade Ice Cream and Sorbets focused on Adult flavors by creating a fun and comfortable atmosphere for the entire family. Expand to add a full service bar to enhance our product offerings, including boozy coffee drinks and cocktails. Live music on Friday and Saturday nights.

Product

The Company's primary product is Ice Cream/ Barlor. To produce the finest super premium homemade artisanal ice cream and sorbets with emphasis on adult flavors. Additionally, we have Vegan, Sugar Free, and Dog Ice Cream options. cups, shakes, floats, sundaes, cookies, ice cream sandwiches, waffle cups, coffee drinks and will add alcohol beverages.

An ice cream experience one will not soon forget. Everybody loves ice cream, yes? Most everyone enjoys a good cocktail every now and again as well. Imagine combining the best of both these worlds for the best frozen dessert you've ever had! Now to expand on this and add a full service bar to enhance our offerings and dessert creativity.

Funding Request

The Company requests a total loan of \$125,000.00 over the course of 5 year, to be used for the following purposes:

Remodel store front to have a commercial kitchen with a grease trap to meet Health code standards, ensure bathroom(s) is ADA compliant. Install cabinets, countertops, lighting needed for selling ice cream. Include a stage area for live music and build a simplistic bar. Purchase tables, chairs and kitchen items needed.

Purpose

Loan Amount

Long-term debt payment is a key feature of the Company's financial plan. We expect to break even within a 3 years time period following the introduction of our product. Financial predictions suggest a minimum 450-500K First Year% return on investment by the conclusion of the financing period.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the ice cream shop (ice cream barlor) industry presently makes 0 dollars in sales.

need to get the data

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions: Growth in McKinney (over 200K people) and surrounding Collin County towns at higher rate than other communities.

Business Goals and Objectives

Short Term:

To be one of the top destinations when visiting downtown McKinney for dessert and entertainment.

Find a new location and renovate the space to support the business and growth and get liquor license in order to add a full Bar. Add live music to Sat nights and promote dancing area. Add other events during weeknights to increase traffic.

Double business in first year.

Long Term:

Add additional locations, potential for Franchise.

Sell wholesale to local markets.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

North Dallas communities for all ages. A place for families, friends, young and old to listen to live music on the weekends. The best dessert option in town. Great date night too!

The estimated number of potential clients within the Company's geographic scope is 600,000.

Promotional Strategy

The Company will promote sales using the following methods:

Social Media (FB/IG/TT)
Donations to local charities
McKinney Impact
Eventually KHYI radio ads

SWOT Analysis

Strengths

Quality Product
Customer Service
Location
Atmosphere
Innovative
Strong reviews and recommendations

Weaknesses

Clarity of location
Time for remodeling
Bar Menu will be new, test a

Opportunities

Alcohol Sales
Increased Hours of Operation
Best Family dessert destination in town for all ages
Sell Ice Cream wholesale and start distribution
Franchise
Add more jobs in the area

Threats

Cost of goods continue to rise
Availability of same like product
Training employees

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

Attached we have provided the following financial information:
5 year Sales Projection

1:51 PM

02/24/23

Accrual Basis

Cocktail Creamery LLC

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Cash - RBFCU - Savings	1.06
Cash - RBFCU Operating	8,005.04
Total Checking/Savings	8,006.10
Other Current Assets	
Food Inventory	20,238.80
Total Other Current Assets	20,238.80
Total Current Assets	28,244.90
Fixed Assets	
Accumulated Depreciation	-45,975.45
Furniture and Equipment	45,975.45
Total Fixed Assets	0.00
TOTAL ASSETS	28,244.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Credit Card - RBFCU	5,511.70
Credit Card - Sams Club	12,016.14
Payroll Liabilities	3,679.28
Total Other Current Liabilities	21,207.12
Total Current Liabilities	21,207.12
Total Liabilities	21,207.12
Equity	
Member Contributions	13,678.00
Members Draw	-63,593.86
Members Equity	27,669.12
Net Income	29,284.52
Total Equity	7,037.78
TOTAL LIABILITIES & EQUITY	28,244.90

1:51 PM

02/24/23

Accrual Basis

Cocktail Creamery LLC
Profit & Loss
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Food Sales	361,301.90
Interest Income	4.72
Total Income	361,306.62
Cost of Goods Sold	
Food Purchases	82,375.56
Restaurant Supplies	37,682.88
Total COGS	120,058.44
Gross Profit	241,248.18
Expense	
Advertising and Promotion	8,836.59
Bank Service Charges	520.90
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	11,214.00
Contributions	1,610.00
Credit Card Fees	6,598.78
Credit Card Interest	273.47
Depreciation Expense	27,141.00
Gas	1,451.57
Health Insurance	3,389.54
Insurance Expense	1,920.00
Meals	5,324.17
Membership	260.00
Miscellaneous Expense	1,092.65
Office Expense	7,587.47
Office Supplies	651.97
Payroll Expenses	52,445.51
Professional Fees	3,729.00
Rent Expense	31,524.00
Repairs and Maintenance	9,429.95
Sales Tax Paid	23,713.49
Shipping	1,223.98
Small Equipment	2,962.86
Supplies	1,022.33
Telephone Expense	4,351.31
Training	355.00
Travel	2,324.08
Utilities	754.92
Total Expense	211,963.66
Net Ordinary Income	29,284.52
Other Income/Expense	
Other Income	
Miscellaneous Income	0.00
Total Other Income	0.00
Other Expense	
Ask My Accountant	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	29,284.52

Cocktail Creamery LLC
Profit & Loss
December 31, 2021 through January 1, 2023

Dec 31, '21 - Jan 1, 23

Ordinary Income/Expense	
Income	
Food Sales	203,748.04
Interest Income	3.36
Total Income	<u>203,751.40</u>
Cost of Goods Sold	
Food Purchases	17,808.15
Restaurant Supplies	19,539.95
Total COGS	<u>37,348.10</u>
Gross Profit	166,403.30
Expense	
Advertising and Promotion	2,573.55
Bank Service Charges	283.75
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	5,545.00
Contributions	250.00
Credit Card Fees	2,832.23
Credit Card Interest	16.93
Gas	511.84
Health Insurance	1,540.70
Insurance Expense	1,920.00
Meals	2,174.29
Miscellaneous Expense	1,024.70
Office Expense	1,665.52
Office Supplies	437.44
Payroll Expenses	47,765.36
Professional Fees	2,554.00
Rent Expense	14,501.00
Repairs and Maintenance	6,505.82
Sales Tax Paid	8,340.35
Small Equipment	497.05
Supplies	285.71
Telephone Expense	1,628.22
Training	55.00
Travel	1,145.00
Utilities	346.74
Total Expense	<u>104,655.32</u>
Net Ordinary Income	61,747.98
Other Income/Expense	
Other Income	
Miscellaneous Income	1,002.00
Total Other Income	<u>1,002.00</u>
Other Expense	
Ask My Accountant	270.10
Total Other Expense	<u>270.10</u>
Net Other Income	<u>731.90</u>
Net Income	<u><u>62,479.88</u></u>

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 803273848 03/26/2019
Document #: 877198930002
Image Generated Electronically
for Web Filing**

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Cocktail Creamery LLC

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

United States Corporation Agents, Inc.

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

9900 Spectrum Drive Austin TX 78717

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **Sharyn Lindblad**

Title: **Managing Member**

Address: **3657 Hidden Trail McKinney TX, USA 75069**

Managing Member 2: **Ted Lindblad**

Title: **Managing Member**

Address: **3657 Hidden Trail McKinney TX, USA 75069**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

LegalZoom.com, Inc. 101 N. Brand Blvd., 11th Floor, Glendale, CA 91203

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Cheyenne Moseley, Asst. Secretary, LegalZoom.com, Inc.

Signature of Organizer

FILING OFFICE COPY

Cocktail Creamery LLC
Profit & Loss
January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Food Sales	158,363.64
Interest Income	8.58
Total Income	158,372.22
Cost of Goods Sold	
Food Purchases	48,251.84
Merchant Account Fees	7.58
Restaurant Supplies	18,054.80
Total COGS	66,314.22
Gross Profit	92,058.00
Expense	
Advertising and Promotion	8,774.37
Bank Service Charges	126.85
Business Licenses and Permits	41.00
Computer and Internet Expenses	30.91
Contract Labor	2,600.00
Contributions	75.00
Credit Card Fees	2,449.64
Credit Card Interest	646.11
Depreciation Expense	3,207.00
Dues	805.00
Gas	575.28
Health Insurance	2,071.05
Insurance Expense	1,132.00
Meals	3,160.88
Office Expense	5,032.80
Office Supplies	2,940.07
Payroll Expenses	9,209.51
Professional Fees	3,030.00
Rent Expense	13,376.65
Repairs and Maintenance	4,029.30
Sales Tax Paid	13,040.98
Small Equipment	721.72
Training	149.00
Total Expense	77,225.12
Net Ordinary Income	14,832.88
Other Income/Expense	
Other Income	
Miscellaneous Income	3.90
Total Other Income	3.90
Net Other Income	3.90
Net Income	14,836.78

Cocktail Creamery LLC
Profit & Loss
 January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Food Sales	259,187.58
Interest Income	4.69
Total Income	259,192.27
Cost of Goods Sold	
Food Purchases	50,858.34
Merchant Account Fees	25.98
Restaurant Supplies	27,012.22
Total COGS	77,896.54
Gross Profit	181,295.73
Expense	
Advertising and Promotion	3,945.00
Bank Service Charges	187.25
Business Licenses and Permits	459.95
Contract Labor	7,972.75
Contributions	177.54
Credit Card Fees	4,282.22
Dues	552.80
Gas	497.45
Health Insurance	7,320.20
Insurance Expense	1,308.00
Meals	3,450.68
Miscellaneous Expense	168.25
Office Expense	5,933.48
Office Supplies	1,529.64
Payroll Expenses	33,800.37
Professional Fees	8,650.00
Property Taxes	1,276.86
Rent Expense	22,223.64
Repairs and Maintenance	2,429.53
Sales Tax Paid	19,651.46
Small Equipment	2,310.48
Supplies	48.49
Telephone Expense	2,023.07
Training	53.00
Utilities	68.04
Total Expense	130,320.15
Net Ordinary Income	50,975.58
Other Income/Expense	
Other Income	
Miscellaneous Income	15.00
Total Other Income	15.00
Other Expense	
Ask My Accountant	2,670.22
Total Other Expense	2,670.22
Net Other Income	-2,655.22
Net Income	48,320.36

4:02 PM
07/27/23
Accrual Basis

Cocktail Creamery LLC
Profit & Loss
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Food Sales	361,301.90
Interest Income	4.72
Total Income	361,306.62
Cost of Goods Sold	
Food Purchases	82,375.56
Restaurant Supplies	37,682.88
Total COGS	120,058.44
Gross Profit	241,248.18
Expense	
Advertising and Promotion	8,836.59
Bank Service Charges	520.90
Business Licenses and Permits	50.90
Computer and Internet Expenses	204.22
Contract Labor	11,214.00
Contributions	1,610.00
Credit Card Fees	6,598.78
Credit Card Interest	273.47
Depreciation Expense	27,141.00
Gas	1,451.57
Health Insurance	3,389.54
Insurance Expense	1,920.00
Meals	5,324.17
Membership	260.00
Miscellaneous Expense	1,092.65
Office Expense	7,587.47
Office Supplies	651.97
Payroll Expenses	52,445.51
Professional Fees	3,729.00
Rent Expense	31,524.00
Repairs and Maintenance	9,429.95
Sales Tax Paid	23,713.49
Shipping	1,223.98
Small Equipment	2,962.86
Supplies	1,022.33
Telephone Expense	4,351.31
Training	355.00
Travel	2,324.08
Utilities	754.92
Total Expense	211,963.66
Net Ordinary Income	29,284.52
Net Income	29,284.52

3:57 PM

07/27/23

Accrual Basis

Cocktail Creamery LLC
Profit & Loss
January through March 2023

	<u>Jan - Mar 23</u>
Ordinary Income/Expense	
Income	
Food Sales	76,987.23
Interest Income	0.46
Total Income	<u>76,987.69</u>
Cost of Goods Sold	
Food Purchases	21,778.07
Restaurant Supplies	6,538.72
Total COGS	<u>28,316.79</u>
Gross Profit	48,670.90
Expense	
Advertising and Promotion	733.54
Bank Service Charges	811.91
Business Licenses and Permits	30.00
Contract Labor	2,280.00
Credit Card Fees	1,443.16
Credit Card Interest	815.23
Gas	375.35
Health Insurance	484.80
Insurance Expense	521.00
Meals	1,497.80
Miscellaneous Expense	365.49
Office Expense	2,280.00
Office Supplies	359.09
Payroll Expenses	10,299.94
Payroll Taxes	723.63
Professional Fees	1,400.00
Property Taxes	1,329.55
Rent Expense	6,212.00
Sales Tax Paid	4,991.75
Shipping	15.95
Supplies	503.78
Telephone Expense	1,424.19
Utilities	204.09
Total Expense	<u>39,102.25</u>
Net Ordinary Income	9,568.65
Other Income/Expense	
Other Expense	
Ask My Accountant	276.88
Total Other Expense	<u>276.88</u>
Net Other Income	-276.88
Net Income	<u><u>9,291.77</u></u>

Linda Jones

From: David Beckett <david@customhomesoftexas.com>
Sent: Wednesday, July 26, 2023 12:46 PM
To: Linda Jones
Cc: Sharyn Lindblad
Subject: Re: MCDC Retail Grant

RI 23-06
Cocktail Creamery
addendum

CITY OF MCKINNEY SECURITY NOTICE

THIS IS AN EXTERNAL EMAIL: Do not click links or open attachments from unknown sender and be sure the content is safe.

Linda,

I approve the installation on a grease trap on my property at 205 E. Virginia St.

David Beckett, owner/partner
B2 Property Leasing, LLC
469-400-0658 Cell

On Jul 25, 2023, at 7:05 PM, Sharyn Lindblad <sharynlindblad@gmail.com> wrote:

Hi David

Would you please send an email to Linda Jones from MCDC that you approve the Grease Trap being installed on your property.

Thank you

Sharyn Lindblad
508-446-7105
Sharynlindblad@gmail.com

Begin forwarded message:

From: Linda Jones <ljones2@mckinneycdc.org>
Date: July 25, 2023 at 4:13:56 PM CDT
To: sharynlindblad@gmail.com
Subject: RE: MCDC Retail Grant

Sharyn,

Thanks so much.

Please do ask Mr. Beckett for a letter, or he can send a quick email to me. Just need a statement that he approves of the work being done.

Linda Jones

Administrative and Marketing Coordinator
McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070
Ph: 972.547.7654
Email: ljones2@mckinneycdc.org
Website: www.mckinneycdc.org

<image002.png>

From: sharynlindblad@gmail.com <sharynlindblad@gmail.com>
Sent: Tuesday, July 25, 2023 3:23 PM
To: Linda Jones <ljones2@mckinneycdc.org>
Subject: RE: MCDC Retail Grant

*****CITY OF MCKINNEY SECURITY NOTICE*****
THIS IS AN EXTERNAL EMAIL: Do not click links or open attachments from unknown sender and be sure the content is safe.

Hi Linda,
Thank you for your quick reply.

I will have my accountant send me the P&L's, we are still updating 2023. I think it is complete thru March.
My Landlord did sign the document. David Beckett.
Yes I can ask him to provide the letter.

Thank you

Sharyn Lindblad

Cocktail Creamery
205 E. Virginia Street
McKinney, Texas 75069
(Historic Downtown)
508-446-7105
www.cocktailcreamery.com

From: Linda Jones <ljones2@mckinneycdc.org>
Sent: Tuesday, July 25, 2023 3:06 PM
To: sharynlindblad@gmail.com
Subject: RE: MCDC Retail Grant

Great to hear from you, Sharyn!

A couple of things regarding your application:

- Landlord: Looks like you are leasing the new space. If that's the case, could you please ask your landlord to provide a letter that states he/she approves and supports the work completed or in progress?

Give me a call or shoot me an email if you have questions.

Thanks so much.

Linda Jones

Administrative and Marketing Coordinator
McKinney Community Development Corporation
7300 SH 121, SB, Suite 200
McKinney, TX 75070
Ph: 972.547.7654
Email: ljones2@mckinneycdc.org
Website: www.mckinneycdc.org

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unknown sender**



Cocktail Creamery



Ice Cream Shop

- Sharyn Lindblad





Cocktail Creamery

The Story

Our Goal very simply put, is to produce the finest super premium homemade ice cream that can possibly be conjured up. Then, to amplify this already incredible edible, we infuse high quality liqueurs into the mix prior to freezing. "If we're going to do this, we're going to do it beyond right."

Our Difference

We have spared no expense in choosing the finest ice cream making equipment, the most exceptional ingredients available; combining these with a very vivid imagination and love for ice cream.

More dense & creamy

All of our flavors are made from the richest 18% butterfat ice cream base.

The most important ingredient

Never underestimating the most important ingredient of all, Tender Loving Care is used with abundance in every batch of frozen dessert we make!



Testimonial



Amazing ice cream!

I love this place! It's ALWAYS a delight to try new flavors here! I love ice cream, have traveled extensively and lived in several states. This creamery is by far the most unique that I'd ever experienced. It's a landmark in McKinney as far as I'm concerned. I'll always be loyal to this creamery. Other places are simply not worth the calories.

Nicole C. Alpharetta, GA

8/5/2023



Our Ask

Retail Development Infrastructure Grant

The project is now completed and the cost was \$7,750. We're asking for some financial assistance to help us cover the cost so we can continue to serve the community we love the ice cream they love.



Thank you!

Our Contact

Sharyn & Ted Lindblad:
Co-founders
1 (508) 446 7103

Our Address

New Location:
205 East Virginia St.
McKinney, TX 75069

Old Location:
214 East Louisiana St
McKinney, TX 75069

