



**McKinney Community Development Corporation
Retail Development Infrastructure Grants (RDIG) Program
(Fiscal Year 2026 – October 1 – September 30, 2026)**

The Retail Development Infrastructure Grant Program (RDIG) was created to provide funding support for infrastructure improvements for redevelopment of retail properties within the City of McKinney.

Retail – Retail is defined as sales tax generating businesses including storefronts, shops, restaurants, specialty food venues, event venues, salons (with a retail sales component), grocery stores, drug stores.

Eligibility:

Purpose and Scope –

- Grant requests must be eligible for funding under Chapters 501-505 of the Texas Local Government Code.
- This grant is intended for redevelopment of aging property.
- New construction will not be considered.
- Applicant must demonstrate that the proposed infrastructure improvements are necessary to promote or develop new or expanded business.
- Consideration will only be given to projects that facilitate generation of city sales tax revenue.
- Board priorities include exterior infrastructure improvements directly linked to health, life/safety issues that will better protect people visiting a retail establishment.
- Board may consider applications for projects that are complete or already underway, if the project start date is within six months prior application cycle.

Project Location Consideration – Eligible locations for this grant program were discussed as properties located within ½ mile of the boundaries listed below, due to development patterns in the city.

- Locations along major City thoroughfares including 380 (North), Custer Road (West), Eldorado (South), Highway 5 (East)
- Locations in Downtown McKinney
- Locations throughout the McKinney Historic Cultural District

Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements, for retail establishments or buildings housing a retail enterprise, that are exterior to a property, **necessary to promote or develop new or expanded business enterprises**, and include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Site Improvements
 - Lighting (for security enhancements only)
 - Fencing (for security enhancements only)

- Landscape only considered if replacement required due to infrastructure improvements)
- Walkways – concrete or other materials
- Parking
- Fire suppression systems – **however**, requests from businesses in the downtown historical district, for funding support for fire suppression, should be addressed to the City of McKinney Planning Department – TIRZ Grant program.

Funding

For the current fiscal year, MCDC has allocated \$300,000 to the Retail Development Infrastructure Grants Program.

The maximum award for any single grant will be **75% of total cost** of the proposed eligible infrastructure improvements, **up to a maximum of \$50,000**. The 25% match can be funded by the property owner or tenant. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.

The funds may be used for materials, construction, and licensed contractor fees.

A minimum of two bids to complete the work must be submitted with the application to demonstrate project costs.

Process:

- A completed application form will be submitted to MCDC in accordance with an established schedule
- Bids secured for the proposed work must be included with the application*
- A public hearing will be conducted on applications eligible for consideration, during a regularly scheduled MCDC board meeting. Board action will be scheduled for the board meeting in the following month
- Grant requests will be reviewed by legal counsel and a subcommittee of the MCDC board to confirm eligibility for funding under Chapters 501-505 of the Texas Local Government Code.
- The subcommittee will present its recommendation for funding to the full MCDC board.
- If a grant is approved, a performance agreement will be prepared and executed between MCDC and grant recipient.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.

**A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.*

Grant Funds Disbursement:

- Funds will be available following execution of a Retail Development Infrastructure Grant Performance Agreement outlining the scope of the work to be performed and a timeline for implementation.
- Funds will be distributed on a reimbursement basis, once paid receipts and invoices for eligible expenses are received.
- The project must be completed within one-year.
- Property owners will be responsible for maintaining any infrastructure improvements made with RDIG funding for ten (10) years.
- Project must be completed and inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed and notarized.