

# Project Grant Application

McKinney Community Development Corporation FY 2025

## Important Information

- **Form Function Note:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing [Info@McKinneyCDC.org](mailto:Info@McKinneyCDC.org).
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MCDC board.
- **Applications must be completed in full, using this electronic form, and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.**
- **If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).**

## Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A **completed** application form must be submitted via the online form in accordance with the 2025 schedule outlined on page one.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- A minimum of two bids must be secured for the proposed work and be included with the application. (A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.)
- Once eligibility for consideration is confirmed, Applicants will be notified and placed on the meeting agenda to make a presentation to the Board. Following the presentation, Board member will have an opportunity to ask questions of the applicant. Please note: This is a formal presentation and time limits may be imposed.
- A public hearing, with notice of application and request for funding, will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

## Eligible Projects

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

- Projects Related to the creation or retention of primary jobs.
- Infrastructure improvement projects necessary to develop new or expanded business enterprises.
- Public parks and open space improvements.
- Projects related to recreational or community (city / public access) facilities.
- Professional and amateur sports and athletic facilities, including children's sports.

- Entertainment, tourist, and convention facilities
- Projects related to low-income housing (60% AMI or lower).
- Airport facilities.

## Organization Information

<b>Name</b>	Cannon Development Company Texas, LLC LLC
<b>Federal Tax I.D.</b>	46-1959359
<b>Incorporation Date</b>	Tuesday, February 5, 2013
<b>Mailing Address</b>	124 South 600 East Salt Lake City, Utah, 84102
<b>Phone Number</b>	(714) 362-1087
<b>Email</b>	cole@colecannonlawgroup.com
<b>Website</b>	<a href="https://cannonbeachtx.com/">https://cannonbeachtx.com/</a>

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

Cannon Beach is a mixed-use adventure entertainment destination that will include a surf lagoon, beach, cliff diving, skateboarding, flex space, retail, office, and hospitality uses.

**Organization Type** For profit corporation

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## Contact Information

### Representative Completing Application

<b>Name</b>	Kyle Kinateder
<b>Title</b>	Associate
<b>Mailing Address</b>	124 South 600 East Salt Lake City, Utah, 84102
<b>Phone Number</b>	(801) 885-3969
<b>Email Address</b>	acquisitions@swellmfg.com

### Contact for Communication Between MCDC and Organization

**Name** Cole Cannon

**Title** Owner  
**Mailing Address** 124 S 600 E  
Salt Lake City, UT, 84102  
**Phone Number** (714) 362-1087  
**Email Address** Cole@colecannonlawgroup.com

**Property Owner Information (if different from Applicant)**

**Are you the property owner?**

**Name** McKinney Economic Development Corporation MEDC  
**Company** McKinney Economic Development Corporation  
**Mailing Address** 7300 SH 121 SB Suite 200  
Mckinney , Texas, 75070  
**Phone Number** (972) 547-7651  
**Email Address** mkowski@mckinneyedc.com

**Letter of Support for Project from Property Owner**  Cannon Beach TX Summary.pdf

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## Project Information

**Funding - Total Amount Requested** 4 Million, received at CO of the Surf Lagoon

**Are matching funds available?**

**Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?**

**Have you received or will funding be requested from other organizations / foundations for this project?**

**Has a request for grant funding been submitted to MCDG in the past five years?**

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## Detailed Project Information

**Project / Business Name** Cannon Development Company Texas, LLC

**Location of Project** Stacy Road and State Road 121

**Physical Address** Not yet established  
Mckinney , Texas, 75070

**Property Size (in acres)** 34.5

**Collin CAD Property ID** 2734926

**What kind of project is proposed?  
(Check all that apply.)**  New project

**Estimated Date of Project Start Date** Monday, June 30, 2025

**Estimated Date of Project Completion Date** Tuesday, June 30, 2026

### Project Details and Proposed Use

Cannon Beach is a mixed-use adventure entertainment destination that will include a surf lagoon, beach, cliff diving, skateboarding, flex space, retail, office, and hospitality uses. The MCDC funds, received after the CO of the surf lagoon, will be used for general infrastructure improvements (e.g. roads, water, sewer, electrical, storm, site planning and engineering).

### Days / Hours of Business Operation

The hotel will have 24-hour operations

**What is the total cost for this Project?** 200 million

**What percentage of Project funding will be provided by the applicant?** 82

**Are matching funds available?**  No

### Other Funding Sources

The project is being privately funded.

**Estimated Annual Taxable Sales** 65000000

**Current Appraised Value of Property** 0

**Estimated Appraised Value (post-improvement)** 280000000

**Estimated Construction Cost for Total Project** 200000000

**Total Estimated Cost for Project Improvements included in grant request** 200000000

**Total Grant Amount Requested** 4000000

**Will the project be competitively bid?** Yes

**Attach Competitive Bids for the Project**  Cannon Beach TX Summary\_9927.pdf

**Has a feasibility study or market analysis been completed for this proposed project?** Yes

**Attach Executive Summary**  Cannon Beach TX Summary\_6397.pdf

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## Financial Status of Applying Organization

- Provide an overview of the organization's financial status, including the projected impact of the event(s) on the organization's mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

**Current financial report including current and previous year's profit & loss statement and balance sheet.**  Cannon Beach TX Summary\_2552.pdf

**Budget**  Cannon Beach TX Summary\_5818.pdf

**Financial Statements**  Cannon Beach TX Summary\_3.pdf

**W9**  Cannon Beach TX Summary\_1136.pdf

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## Additional Information

**Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.**



Cannon Beach TX Summary\_8042.pdf

**Timeline and schedule from design to completion.**



Cannon Beach TX Summary\_1843.pdf

**Plans for future expansion / growth.**

Cannon Beach will have an option to develop the adjacent 23.5 acres for future expansion. The current concept involves additional office, hospitality, and entertainment concepts.

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## Acknowledgements

If funding is approved by the MCDC board of directors, applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for 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.

## Applicant Electronic Signature

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

Selecting this option indicates your agreement with the above statement.

**Representative Completing Application**

A handwritten signature in black ink, appearing to be 'M. Q.', written in a cursive style.

**Date**

Friday, December 27, 2024

**Notes**

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- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.



# CANNON BEACH

*lifestyle + adrenaline*

December 19, 2024

**RE:** Cannon Beach, McKinney

Esteemed Members of the McKinney Community Development Corporation,

Cannon Beach is a proposed 35-acre multi-use real estate development planned to be located in McKinney, TX (“CBTX”). CBTX will be the second of its type, the first being located in Mesa AZ. CBTX is planned to feature a range of retail, service, hotel, and restaurant tenants that will be anchored by a fully immersive ~9 acre beach oasis where surfers and beachgoers alike will step into an outer-world experience. The developers, the Cannon Development Group, and its affiliate companies intend to act as general contractor for significant portions of the work and will contract with local subcontractors for the implementation of its work.

Illustrative 1 shows an orientation and site plan sketch of one iteration of CBTX. Naturally, this rendering is a first attempt and was completed without engineering. While the general location of the lagoon and hotel are expected to remain the same, the ancillary buildings, and their relative dimensions will be finalized upon site plan approval.

Illustrative 1.





## The Cost and Timeline

The project is estimated to cost ~\$200,000,000 and construction is anticipated to span over 4 years as follows:

Cannon Beach McKinney Development Timeline					2025				2026				2027				2028				2029			
Phase	Description	Capital Investment	START	END	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Land acquisition, Legal, MECD, MCDC, City Council.																							
Phase 1a-	Infrastructure improvements as required for traffic flow and utility connections between Highway 121 and Stacy Road. All major water and sewer lines for the property.	\$30,000,000	Q2-25	Q3-26																				
Phase 1b-	a 9.5-acre Surf Lagoon to include (a) state of the art surf lagoon, (b) a recreational beach and related attractions, (c) the Beach Pavilion, and (d)	\$55,000,000	Q3-25	Q4-27																				
Phase 2-	a 1.5-acre and 3-acre Retail Site to include 8,000 square feet of retail at opening. PAD A, B, C.	\$16,200,000	Q1-26	Q1-27																				
Phase 3-	a 4-acre Entertainment Facility that will include a minimum of 65,000 square feet and may have a height up to 36 feet. FLEX.	\$35,000,000	Q4-26	Q4-27																				
Phase 4-	a 2-acre Hotel Restaurant that will be used for the Cannon Beach Hotel and mixed-use retail center, exclusive of parking. CB HOTEL	\$45,000,000	Q2-27	Q2-29																				
Phase 5-	a 2.5-acre Office pad, multi-story Building 1. OFFICE.	\$23,000,000	Q1-28	Q3-29																				

The timelines are estimates only, are market driven (e.g. leased space), and subject to zoning & planning approval.

Below are some renderings of the “look and feel” of the CBTX:



Hotel:



At the present time, the City and MEDC has approved an incentive for CBTX and planning, zoning, and site plan approvals are underway.

### **The Business Model**

Cannon Beach McKinney follows a similar business model of most mixed-use commercial developments where retail, and restaurant buildings are built either as speculation units or to suite for various third-party tenants. The buildings are constructed by a mix of equity and debt funds (typically in a 40% and 60% relative amount). The anchor of the development, a comprehensive beach, surfing, lounge, experiential park and the Cannon Beach Hotel is what distinguishes the business model from other traditional developments. The beach assets as an anchor for the development commands a higher rental rate from its tenants. Many of the tenants from Cannon Beach Mesa, plan to “follow” the Cannon Development Group to McKinney giving the project additional likelihood of success for debt financing.

Many phases of CBTX are demand driven and therefore no express warranties can be made as to time of completion. The initial phase of the project will be underground utilities to service the beach and lagoon assets. The MCDC grant will be used for these purposes. For the trades, Cannon Development Company does not perform itself. A competitive bid process will be undertaken for all work onsite.

Best,

Cannon Development Company Texas, LLC  
Cole S. Cannon