

## 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

Name	Artemio De La Vega
Federal Tax I.D.	32047924322
Incorporation Date	Thursday, May 10, 2012
Mailing Address	4514 Cole Ave., Ste 815 Dallas , Texas , 75205
Phone Number	(214) 750-7688
Email	adelavega@delavegagroup.com
Website	<a href="https://delavegadevelopment.com/">https://delavegadevelopment.com/</a>
LinkedIn	<a href="https://www.linkedin.com/company/de-la-vega-development/">https://www.linkedin.com/company/de-la-vega-development/</a>

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

Developer is currently engaged with the City of McKinney for the West Grove Development. Developer is currently developing and constructing approximately 140,000 square feet of retail space including a Whole Foods anchor grocery tenant, 51,000 square feet of office space, 10,000 square feet of retail-ready space, and up to 420 multi-family residential units. An additional 2 acres of public park space is to be included in the development. Approximately 1 acre of park space within the commercial development has been completed, however there is room for significant enhancements to further activate the park.

Organization Type

For profit corporation

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

## Contact Information

Representative Completing Application

Name	Ashley Lunde
Title	Senior Consultant
Mailing Address	2050 M. Street NW , Suite 800 Washington, D.C , VA, 20036
Phone Number	(915) 238-0101
Email Address	ashley.lunde@ryan.com

Contact for Communication Between MCDC and Organization

Name Ashley Lunde

Title Senior Consultant

Mailing Address 2050 M. Street NW , Suite 800  
Washington D.C., VA, 20036

Phone Number (915) 238-0101

Email Address ashley.lunde@ryan.com

Property Owner Information (if different from Applicant)

Are you the property owner?


Name Artemio De La Vega

Company Entertainment Properties 360, LLC.

Mailing Address 4514 Cole Ave , Ste 1100  
Dallas , Texas , 75205

Email Address adelavega@delavegagroup.com

Letter of Support for Project from Property Owner 

 Entertainment 360 Letter of Support\_... .pdf

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

Project Information

Funding - Total Amount Requested \$2,000,000

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 MCDC in the past five years?

No

Leadership Staff

Artemio De La Vega- President and CEO  
AnnMarie De La Vega- Executive Vice President and Chief Brand Officer  
Jorge Ramirez- Chief Operating Officer  
Selene Aguilera- Director of Accounting  
Gina Cartwright- Vice President of Property Management  
Alec Bradley- Project Manager of Design and Construction

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Detailed Project Information

Project / Business Name	Westgrove Retail Phase II Park Landscape Enhancements
Location of Project	West Grove Retail- Park
Physical Address	8701 W. University Dr. McKinney, Texas , 75071
Property Size (in acres)	1 acre
Collin CAD Property ID	2922117
What kind of project is proposed? (Check all that apply.)	Expansion / improvement
Estimated Date of Project Start Date	Friday, August 1, 2025
Estimated Date of Project Completion Date	Tuesday, December 30, 2025

Project Details and Proposed Use

Additional enhancements to be made to the existing public park in the commercial portion of the West Grove Retail development. Developer would like to add playscapes, a shade structure, a water feature, and additional specimen trees to the development. Additionally, public restrooms and public WiFi will be added to the development. Community focused enhancements will be made to the park with programming responsibility to be absorbed by the developer.

Days / Hours of Business Operation

Sunday-Saturday 5am-11pm

What is the total cost for this Project? \$2,000,000

What percentage of Project funding will be provided by the applicant? 0

Are matching funds available?

No

Other Funding Sources

Construction of the park within the retail portion of the West Grove Development has been completed-



additional funding sources are not being pursued at this time.

Estimated Annual Taxable Sales	\$0
Current Appraised Value of Property	\$26,513,598
Estimated Appraised Value (post-improvement)	\$26,513,598
Estimated Construction Cost for Total Project	\$1,900,000
Total Estimated Cost for Project Improvements included in grant request	\$2,000,000
Total Grant Amount Requested	\$2,000,000
Will the project be competitively bid?	No
Has a feasibility study or market analysis been completed for this proposed project?	No

Attach Executive Summary


 Executive Summary.pdf

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

## 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.

 West Grove Balance Sheet 05.31\_4939.pdf

### Reason for Unavailable Audited Financials

The park itself will not generate taxable sales, eliminating the availability of audited financials.


Budget

 Budget Statement.pdf

Financial Statements

Financial Report\_5588.pdf

W9

W-9.pdf

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

Additional Information

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

West Grove Retail Enhancements PPT... .pdf


Plat / map of property extending 200 feet beyond property in all directions (if applicable).

Scan\_2023-10-23\_14-25-23.pdf

Describe planned support activities, their use, and admission fees (if applicable).

The park is an activated enhancement both for the commercial and residential portion of the development. This is a direct benefit to the quality of life in McKinney and as a public park, will not be seeking admission fees. Additional enhancements desired by the developer will only further activate the site and encourage family focused foot traffic to the development area. Developer is currently engaged with the City of McKinney for the West Grove Development. Developer is currently developing and constructing approximately 140,000 square feet of retail space including a Whole Foods anchor grocery tenant, 51,000 square feet of office space, 10,000 square feet of retail-ready space, and up to 420 multi-family residential units. Approximately 1 acre of park space within the commercial development has been completed, however there is room for significant enhancements to further activate the park.

Timeline and schedule from design to completion.

Timeline and Schedule.pdf

Plans for future expansion / growth.

The portion of the park within the retail space (1 acre) has completed construction with the residential side (1 acre) currently under construction. The developer is on target to complete construction within the timelines set in the existing Chapter 380 Agreement with the City of McKinney.

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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



Date

Monday, June 30, 2025

Property Owner



Date

Monday, June 30, 2025

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select

'Save'. If you do not have a Jotform login, you will need to create one.

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

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## EXECUTIVE SUMMARY

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### **West Grove Retail Park Enhancements – Phase II**

**Location:** 8701 West University Drive, McKinney, TX 75071

**Prepared by:** Entertainment Properties 360, LLC

**Date:** March 2025

The West Grove Retail Enhancements project represents the second phase of development for a 1-acre park space within the West Grove Development in McKinney, Texas. This initiative is designed to transform the park into a vibrant, family-friendly, and multifunctional community destination that aligns with the City of McKinney's high standards for public spaces.

### **Project Goals**

- Activate the park with engaging, inclusive amenities
- Support family-oriented recreation and community events
- Enhance the aesthetic and functional quality of the landscape
- Provide infrastructure to support year-round programming

### **Key Enhancements**

The proposed improvements include:

- **Public Restrooms** (2 units) – \$650,000
- **Public Wi-Fi Network** – \$125,000
- **Food Truck Area Improvements** – \$4,975
- **Enhanced Paver Crosswalks** – \$125,454
- **Event Stage** (20' x 14') with canopy – \$67,150
- **Commercial Playground** (45' x 43', ages 5–12) – \$95,455
- **Steel Shade Structures** with lighting and fans – \$264,485
- **Water Features** (bubbling pot and large raised feature) – \$503,479
- **Specimen Trees** (e.g., Little Gem Magnolia, Eastern Red Bud, Shumard Red Oak) – \$24,300
- **Landscaping, Irrigation, and Drainage** – \$12,510
- **Design, Mobilization, and Documentation** – \$44,695

**Total Estimated Project Cost: \$1,917,503**

### **Programming and Management**



Entertainment Properties 360 will manage and curate all park programming, ensuring the space remains active and engaging throughout the year. Planned programming includes:

- Live music and cultural performances
- Family movie nights and seasonal festivals
- Fitness and wellness classes
- Community markets and pop-up events

### **Community Impact**

This project is a collaborative effort with the City of McKinney and reflects a shared commitment to enhancing quality of life through thoughtfully designed public spaces. The enhancements will create a safe, inclusive, and dynamic environment that supports community connection and long-term vitality.



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## TIMELINE AND SCHEDULE

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### **West Grove Retail Park Enhancements**

**Location:** 8701 West University Drive, McKinney, TX 75071

**Prepared by:** Entertainment Properties 360, LLC

**Date:** June 2025

Construction of the park was completed in May of 2025. The timeline of the enhancement will be determined by the timing of the McKinney CDC decision. The approximate timeline from construction commencement to completion is five months.

Park Construction Budget

West Grove  
Mckinney, TX

COMPLETED WORK			BILLED/PAID
ITEM			
Earthwork		\$	53,408.00
Landscape		\$	441,178.92
Pavers		\$	34,752.00
15% Concrete		\$	322,806.00
10% Electrical		\$	82,331.00
10% Utilities		\$	51,666.00
	Sum:	\$	987,141.92
Contractor, General Conditions, and Fees	+ 15%	\$	148,071.29
Total before landscape architectural fees		\$	1,135,212.00
Landscape Architectural Fees			
		\$	112,000.00
COMPLETED TOTAL		\$	1,247,212.00

PROPOSAL - PHASE II LANDSCAPE ENHANCEMENTS			
ITEM	UNIT	QUANTITY	PRICE
Public Restrooms	LS	2	\$650,000.00
Public Wi-Fi Network	LS	1	\$125,000.00
Food Truck Concrete Demo & Re-Pour	SF	200	\$4,975.00
Pavers Dry Laid W/Flex Base for Enhanced Paving Area	SF	5500	\$125,454.00
Event Stage with finished stone perimeter, composite material stage; and steel/wood canopy, allowance only 20'L x 1	LS	1	\$67,150.00
Bermuda Sod, Irrigation and Drainage Repair	SY	550	\$12,510.00
Commercial Playground 45'L x 43'W use Zone. Age Group 5 to 12 years. Occupancy 20-24	LS	1	\$95,455.00
Steel Shade Structure (50'L x 20'W) and (32'L x 26'W) W/LED Lights and Fans. Power to be provided by Others within 10'	SF	1832	\$264,485.00
Bubbling Pot Basin/Pump/Filter Bag. Power to be provided by others within 10' of installation	LS	1	\$3,504.00
Shade Tree Includes: Staking, Inspection Pipe and Mulch	100 Gal	9	\$24,300.00
Raised Large Water Feature, allowance	LS	2	\$499,975.00
Mobilization	LS	1	\$5,000.00
Design and Construction Documents	LS	1	\$39,695.00
PROPOSED TOTAL			\$1,917,503.00

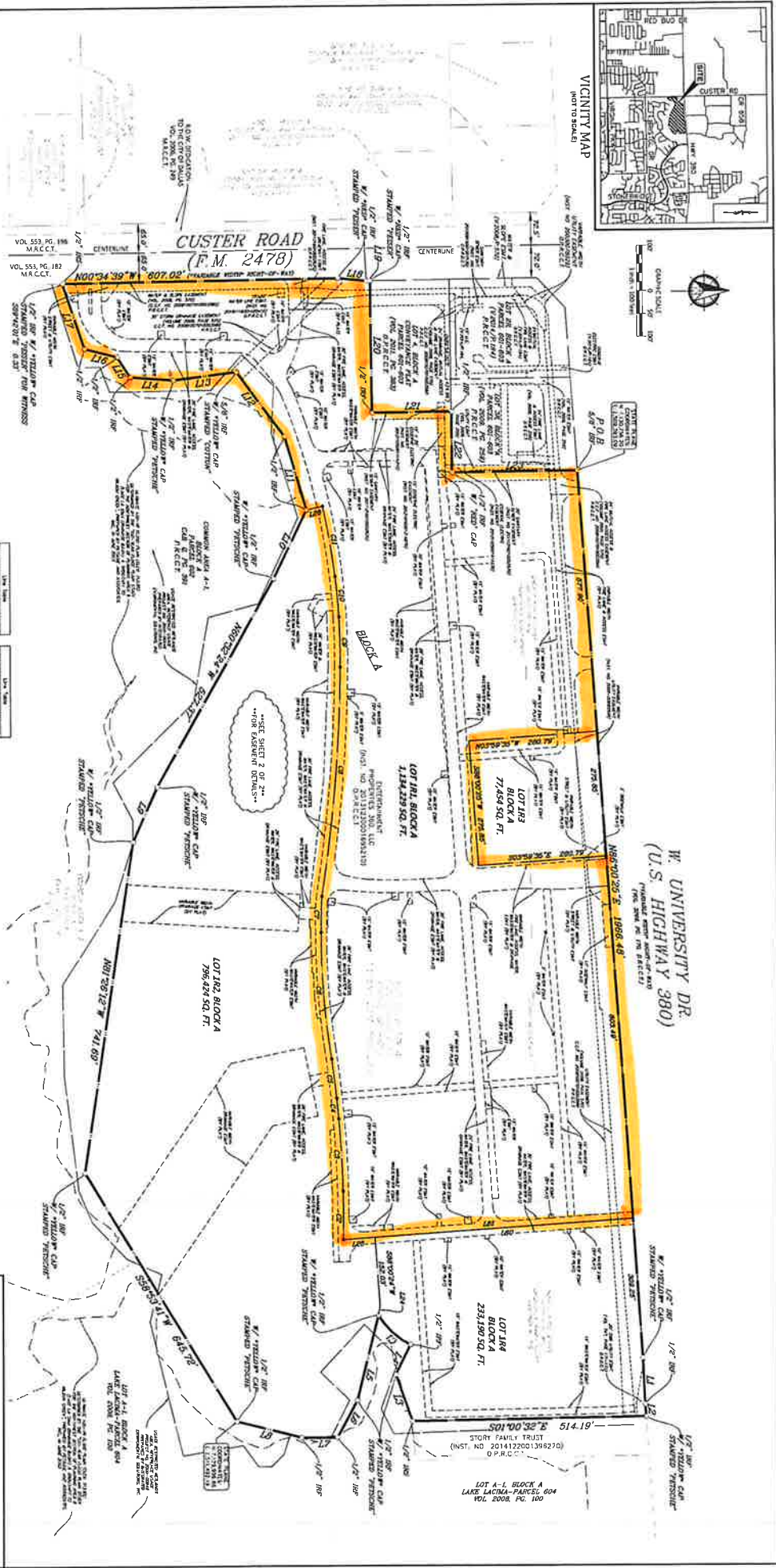
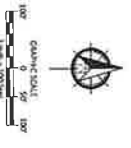








VICINITY MAP  
(NOT TO SCALE)



LEGEND

GENERAL NOTES:  
1. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.  
2. THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.  
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Lot	Area	Area
181	796.424 SQ. FT.	796.424 SQ. FT.
182	796.424 SQ. FT.	796.424 SQ. FT.
183	796.424 SQ. FT.	796.424 SQ. FT.
184	796.424 SQ. FT.	796.424 SQ. FT.

Lot	Area	Area
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URBAN STRATEGY

1500 E. Campbell Suite 200  
Frisco, Texas 75034  
www.urbanstrategy.us  
214.959.5175

FINAL REPLAT

51.453 ACRES / 2,241,297 SQUARE FEET

PARCEL 601 ADDITION

LOTS 181, 182, 183 AND 184, BLOCK A

BRING A REPLAT OF LOT 18, BLOCK A

CONFORMANCE PLAT PARCEL 601 ADDITION

RECORDED IN VOL. 2011, PG. 381 IN THE

PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

BY: JAMES P. WHEELER, SURVEYOR, ABSTRACT NO. 895, AND

OUT OF THE CHRISTOPHER REAGAN SURVEY, ABSTRACT NO. 830

CITY OF WICKLIFFE, COLLIN COUNTY, TEXAS

# West Grove Retail - Phase II

8701 West University Drive McKinney, TX 75071

## Landscape Enhancements



03/10/2025





EXISTING LANDSCAPE





PROPOSED : Enhancements

PROPOSED PLAN





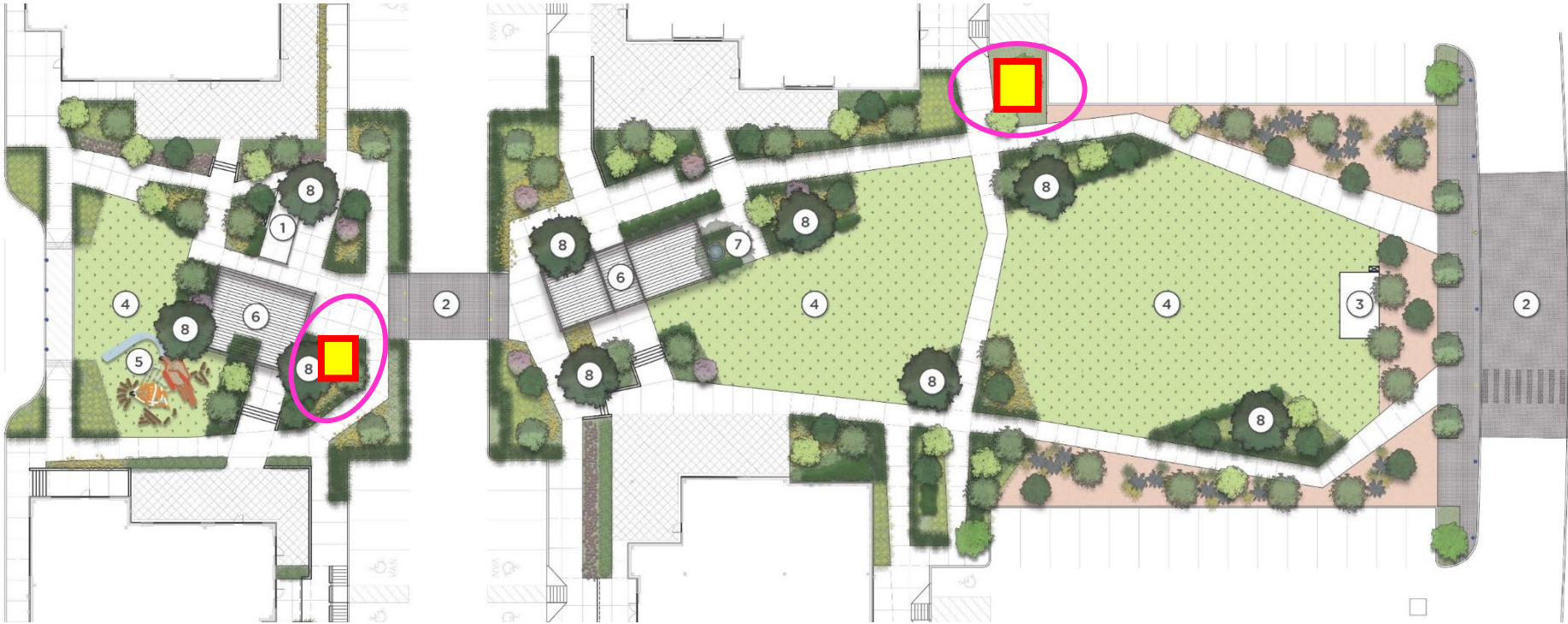
COST PROPOSAL : Enhancements

Project Name: West Grove Retail Enhancements  
Address: 8701 West University Drive McKinney, TX 75071  
Date: 03.04.2025

ITEM	UNIT	QUANTITY	PRICE
Public Restrooms	LS	2	\$650,000.00
Public Wi-Fi Network	LS	1	\$125,000.00
Food Truck Concrete Demo & Re-Pour	SF	200	\$4,975.00
Pavers Dry Laid W/Flex Base for Enhanced Paving Area	SF	5500	\$125,454.00
Event Stage with finished stone perimeter, composite material stage; and steel/wood canopy, allowance only 20'L x 14'W x 18" Ht	LS	1	\$67,150.00
Bermuda Sod, Irrigation and Drainage Repair	SY	550	\$12,510.00
Commercial Playground 45'L x 43'W use Zone. Age Group 5 to 12 years. Occupancy 20-24	LS	1	\$95,455.00
Steel Shade Structure (50'L x 20'W) and (32'L x 26'W) W/LED Lights and Fans. Power to be provided by Others within 10' of installation	SF	1832	\$264,485.00
Bubbling Pot Basin/Pump/Filter Bag. Power to be provided by others within 10' of installation	LS	1	\$3,504.00
Shade Tree Includes: Staking, Inspection Pipe and Mulch	100 Gal	9	\$24,300.00
Raised Large Water Feature, allowance	LS	2	\$499,975.00
Mobilization	LS	1	\$5,000.00
Design and Construction Documents	LS	1	\$39,695.00
PROJECT TOTAL			\$1,917,503.00

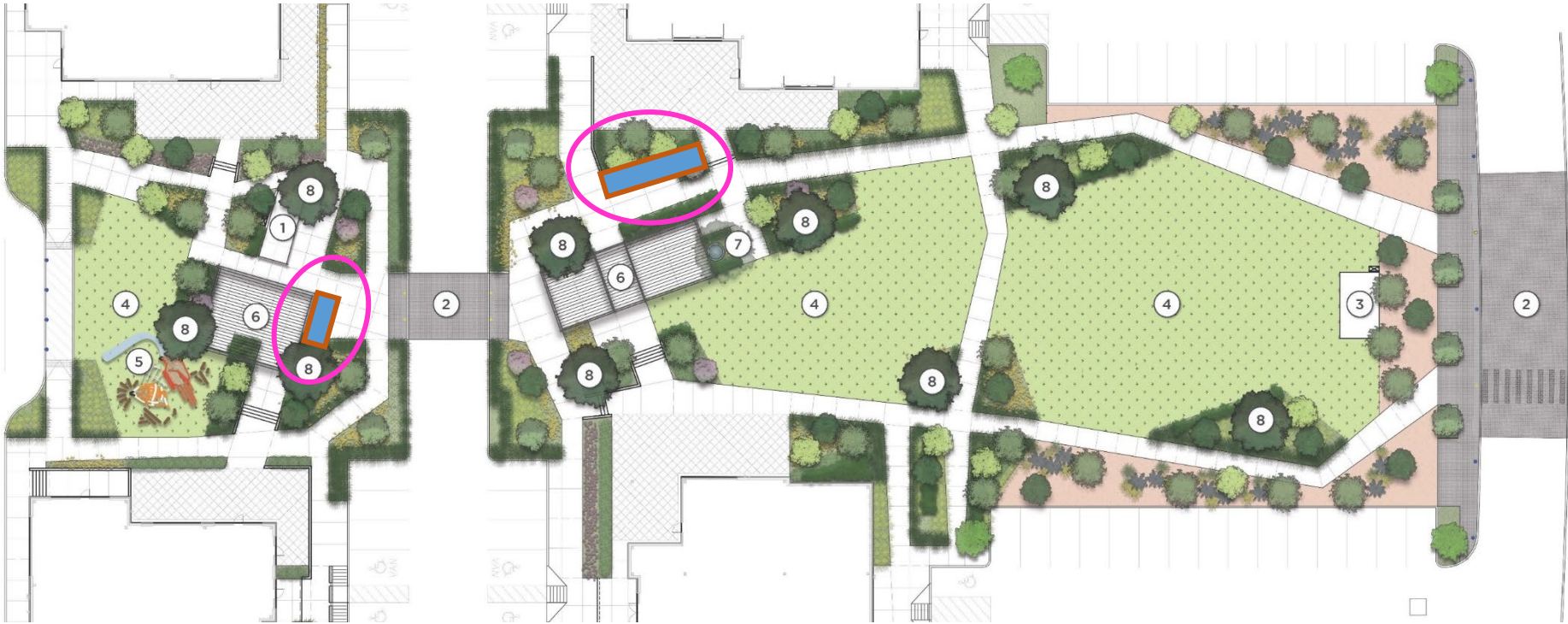


Public Restroom : Locations ○





Large Water Feature : Locations ○





# Paver Enhancements Plan - Legend 2



www.keystonehardscapes.com



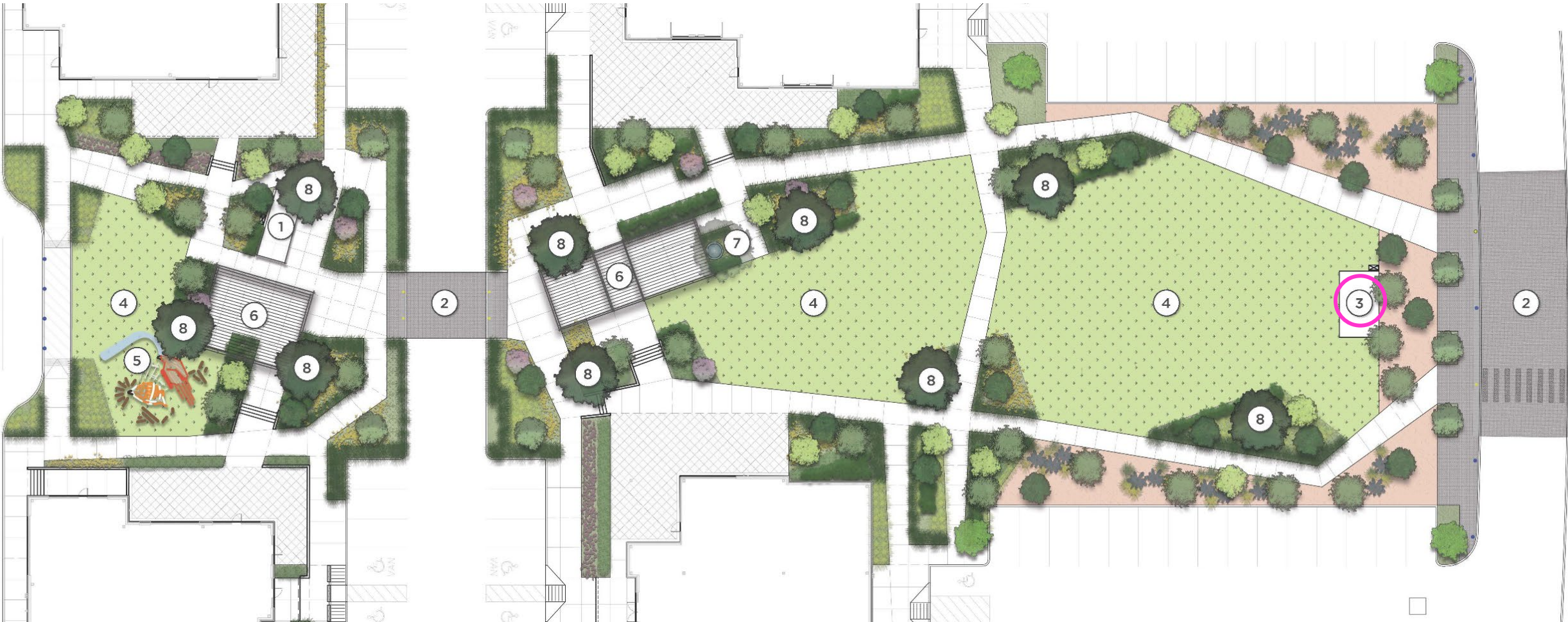
- Smooth surfaces and classical chamfers define each stone to create texture and visual structure with timeless appeal
- Versatile 2:1 shape easily forms stacked, runner, basketweave, and herringbone patterns
- Heavy duty vehicular applications
- Made of durable concrete with iron oxide pigments which helps prevent fading from extended UV exposure.

STONE(S)			PALLET INFO	
			4x8	
			Height	in3.15
				mm80
			Length	in7.87
				mm200
			Width	in3.94
				mm100
Units			/pl	384
			Pallet Weight	2968 lbs
			Sq Ft/Pallet	83 sq.ft.

The Holland series offers the Old World charm of a simple shape where pavers can be installed in a variety of patterns to produce utilitarian or decorative pavement designs. Mixing these patterns with a combination of colors produces architectural effects limited only by the imagination. Holland is available in a range of paver heights to suit a variety of traffic conditions and base preparations, and in layer arrangements to facilitate mechanical installation.



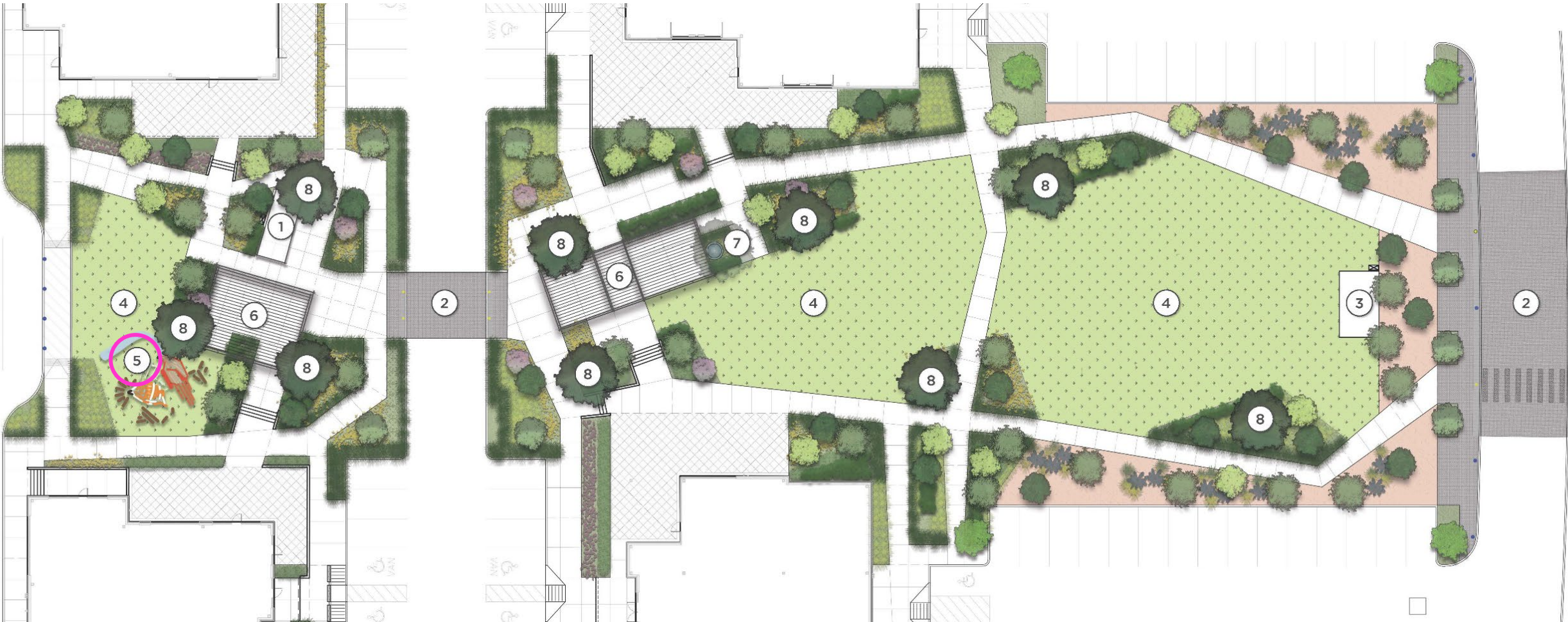
Event Stage - Legend 3



NOTE: Image for Design intent representation only



Playscape - Legend 5



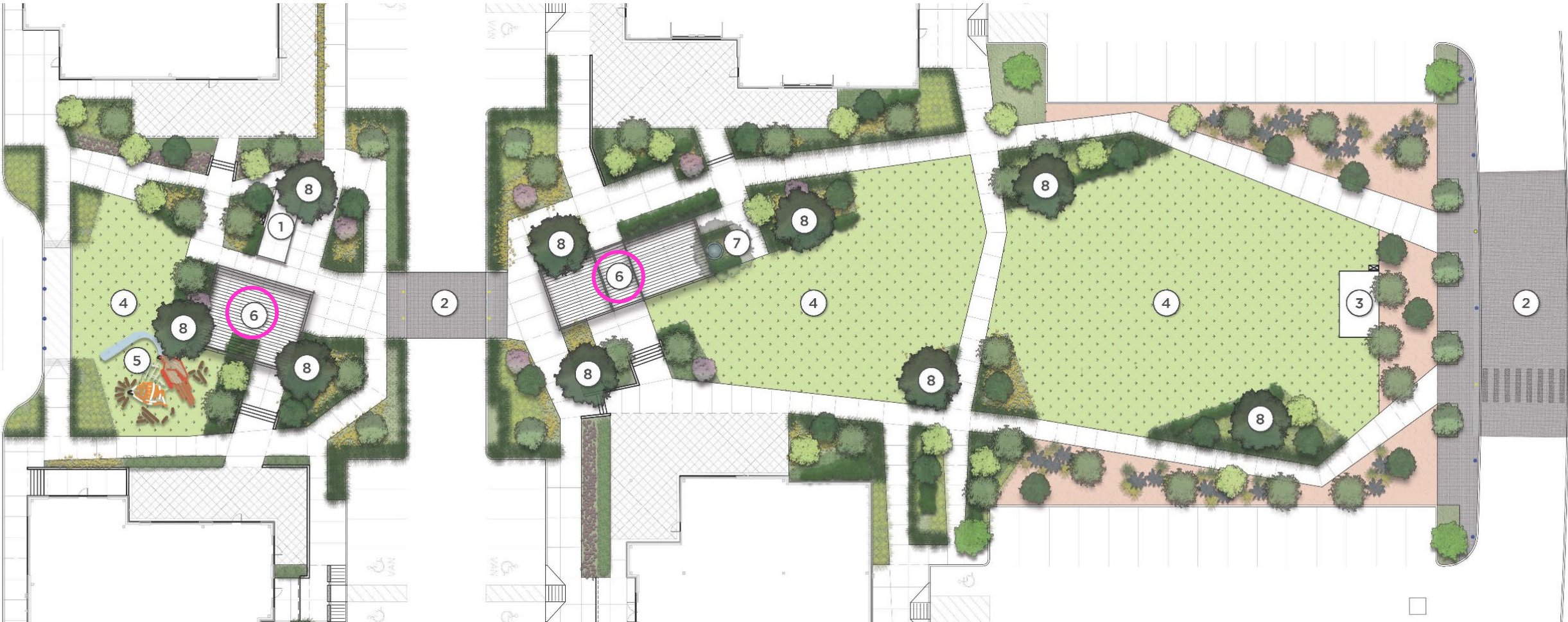
**FALCON'S PERCH**  
USE ZONE: 45' x 43'  
AGE GROUP: 5-12 YRS OLD  
OCCUPANCY: 20-24  
COLOR SCHEME: TBD

**COMPONENTS** Floating  
Tunnel Climber / Single  
Sectional  
Slide / Arch Rock Climber /  
Frog Pod Walk / Net Bridge /  
Rods /  
Wheel Ladder





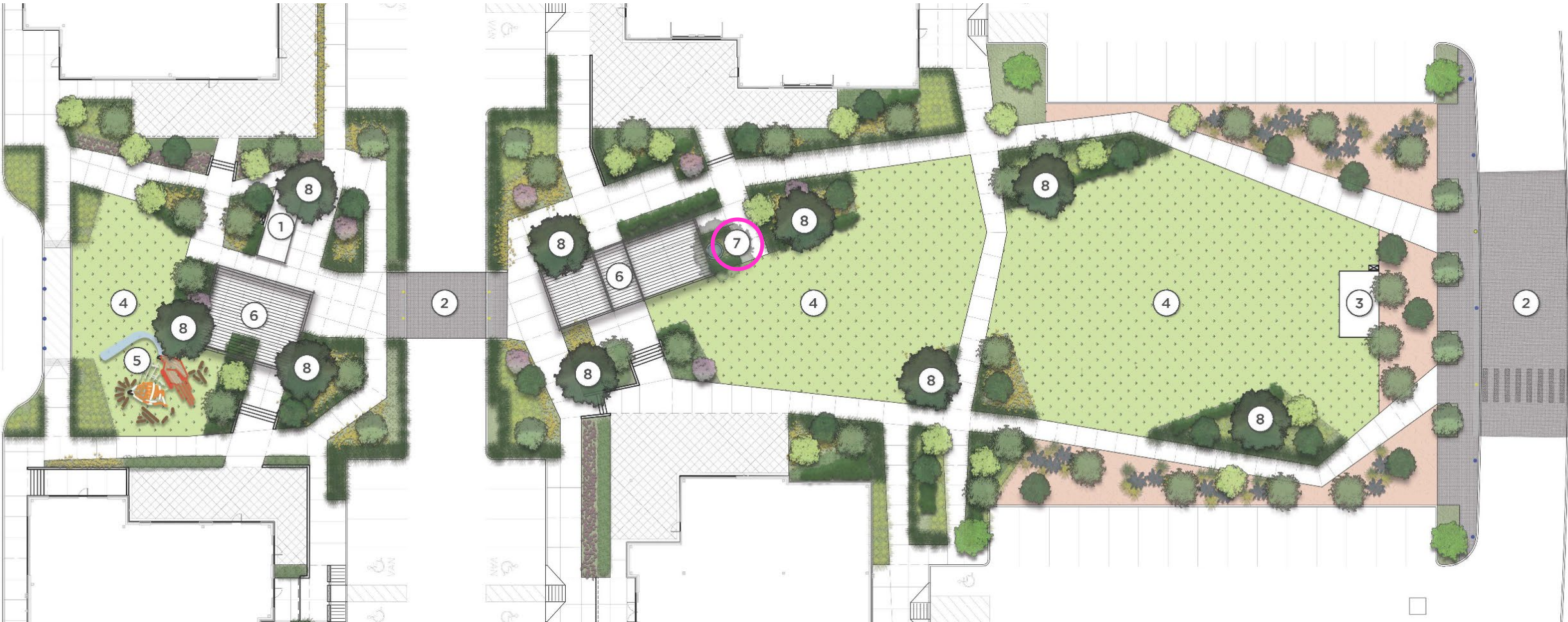
Shade Structure - Legend 2



NOTE: Image for Designintent representation only



Small Water Feature - Legend 5

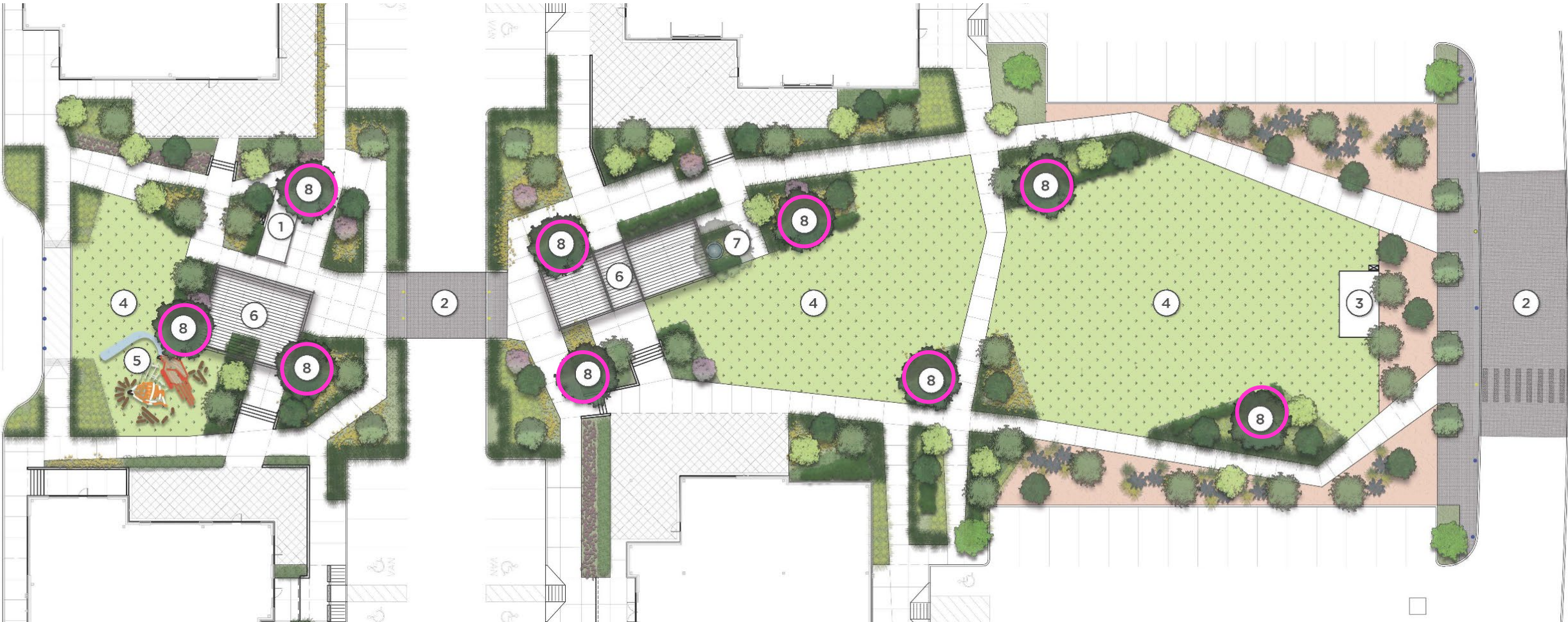


OR





Specimen Trees - Legend 8



Little Gem Magnolia



Eastern Red Bud



Eastern Red Bud



Shumard Red Oak



THANK YOU



## West Grove – McKinney











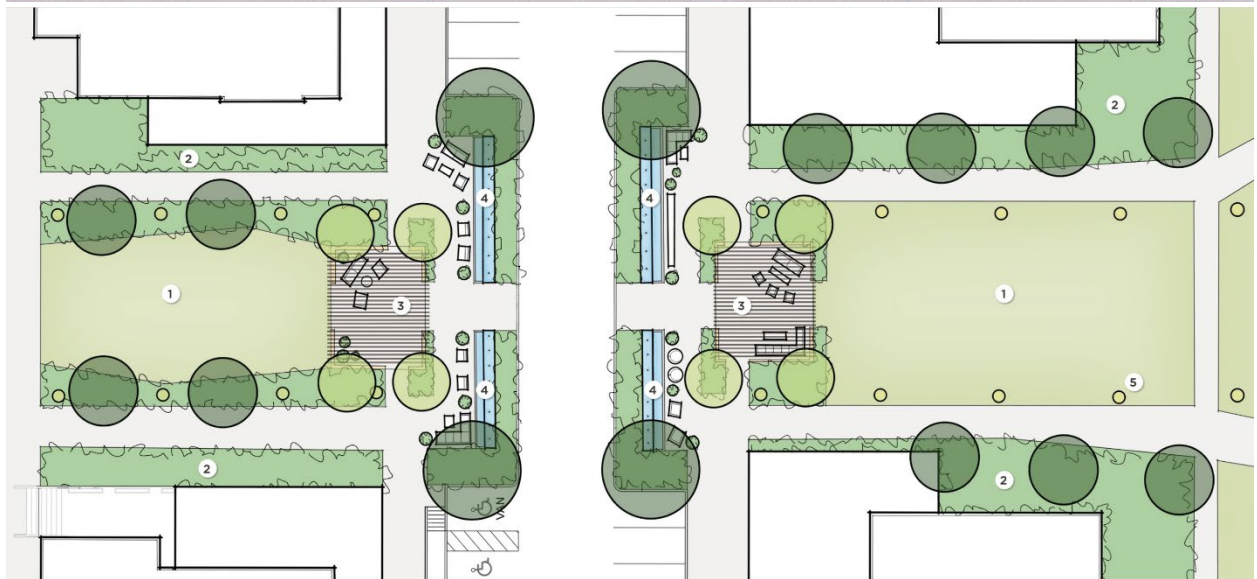














## DEVELOPMENT BUDGET - WEST GROVE

US Hwy 380 and Custer Road, McKinney, TX

### COSTS AS OF 05/31/2025

Construction Costs	Contract Amounts	Amount paid
MYCON Phase I	\$ 25,825,143.57	\$ 24,624,852.15
MYCON Phase II	\$ 11,035,413.17	\$ 9,830,958.48
MAPP - Bldg D	\$ 2,363,929.22	\$ 1,950,681.31
Land 380/Custer		\$ 4,729,899.18
North Texas Drywall		\$ 152,914.00
D C G Construction - Gas		\$ 359,130.38
Lighting Costs		\$ 285,075.30
HVAC Costs		\$ 482,831.86
Grease trap Bldgs A, C, D		\$ 75,135.00
Bldg Components/Fixtures		\$ 51,221.97
Building/Inspection Permits		\$ 459,942.84
Capco Telecom (fiber line relocation)		\$ 95,487.56
Signage Cost		\$ 190,026.58
Commissions		\$ 789,136.67
Traffic Signs		\$ 536,099.81
Soft Costs		\$ 5,751,142.20
Legal Fees/Failed Acquisition Costs		\$ 758,842.67
Property taxes		\$ 2,308,148.77

<b>TOTAL</b>	<b>\$ 53,431,526.73</b>
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engineering, architecure, professional fees, consulting fees, insurance, financing



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## BUDGET STATEMENT

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**West Grove Retail Park Enhancements**

**Location:** 8701 West University Drive, McKinney, TX 75071

**Prepared by:** Entertainment Properties 360, LLC

**Date:** June 2025

To date, the construction spend on the West Grove Retail Park has been \$1,247,212.



**Artemio De La Vega**

Chief Executive Officer  
Entertainment Properties 360, LLC  
4514 Cole Avenue, Suite 815  
Dallas, Texas 75205  
850-685-7859

**June 30, 2025**

**McKinney Community Development Corporation**

7300 State Hwy 121 Suite 200  
McKinney, Texas 75070

To the McKinney Community Development Corporation Board,

I am writing to express my strong support for funding assistance to implement a series of enhancements to the 1-acre park located within the West Grove Development at 8701 West University Drive in McKinney, Texas. As CEO of Entertainment Properties 360, I have overseen the development and construction of this park, which is nearing completion and ready to be transformed into a vibrant, family-friendly destination for the community.

Our vision for this park aligns closely with MCDC's mission to enhance quality of life and promote community vitality. While the foundational infrastructure is in place, we are seeking support to implement a comprehensive set of enhancements that will activate the space and ensure it serves as a true community hub.

The proposed improvements include:

- **Public restrooms** and **Wi-Fi connectivity** to increase accessibility and comfort;
- A **commercial playground** for children ages 5–12, with capacity for 20–24 children;
- A **performance stage** with a finished stone perimeter and canopy for live events;
- **Steel shade structures** with integrated lighting and fans;
- **Interactive water features**, including a bubbling pot and a large raised water element;
- **Enhanced paving and crosswalks** using high-quality materials;
- **Specimen trees** and upgraded landscaping to create a lush, inviting environment.

These enhancements represent a total investment of approximately **\$1.9 million** and are designed to create a safe, inclusive, and engaging space for residents of all ages.

In addition to the physical improvements, Entertainment Properties 360 will take full responsibility for managing and curating year-round programming for the park. This programming could include live

music, seasonal festivals, family movie nights, fitness classes, and cultural events—ensuring the park remains an active and meaningful part of daily life in McKinney. Our team is committed to delivering high-quality, community-oriented programming that reflects the values and vibrancy of this city.

The City of McKinney has been an exceptional partner throughout this process, and we are proud to contribute to a shared vision of excellence in public spaces. We believe these enhancements will elevate the West Grove Park to a standard that reflects the character and aspirations of McKinney and its residents.

We respectfully request MCDC's support in helping bring this vision to life. Thank you for your consideration and for your continued investment in projects that strengthen our community.

Warm regards,

**Artemio De La Vega**

Chief Executive Officer

Entertainment Properties 360, LLC

# Other Entertainment Properties Projects

## The Central – Dallas





































Las Palmas Marketplace – El Paso













Canyon Creek – Lubbock















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## FINANCIAL REPORT

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### **West Grove Retail Park Enhancements**

**Location:** 8701 West University Drive, McKinney, TX 75071

**Prepared by:** Entertainment Properties 360, LLC

**Date:** June 2025

The West Grove Retail Park does not have Profit and Loss Statements as there will be no income generated from the park. It is an enhancement to the development to drive traffic and create a family friendly environment.



## Entertainment Properties 360 LLC

## Balance Sheet

As of May 31, 2025

	May 31, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Wells Fargo Operating Account	16,088.14
Total Checking/Savings	16,088.14
Other Current Assets	
Utility Deposit	4,000.00
Total Other Current Assets	4,000.00
Total Current Assets	20,088.14
Fixed Assets	
Capitalized Sitework	37,241,630.26
Lighting Costs	285,075.30
HVAC Costs	482,831.86
Signage Cost	190,026.58
Lease Commissions	789,136.67
Retail	
Engineering Fee	300,522.39
Architecture Fees	858,219.59
Total Retail	1,158,741.98
Capitalized Legal Fees	158,668.63
Vacant Land - 380/Custer	4,729,899.18
Accumulated Amortization	-2,212.00
Accumulated Depreciation	-339,970.83
Total Fixed Assets	44,693,827.63
Other Assets	
Traffic Sign at Custer & 380	536,099.81
Total Other Assets	536,099.81
<b>TOTAL ASSETS</b>	<b>45,250,015.58</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Rent	88,629.52
Tenant Security Deposits Held	57,309.29
Total Other Current Liabilities	145,938.81
Total Current Liabilities	145,938.81
Total Liabilities	145,938.81
Equity	
Capital - Outlet Holdings	-4,128.04
Investment - ADVA Realty	45,811,343.90
Net Income	-703,139.09
Total Equity	45,104,076.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>45,250,015.58</b>



12:29 PM

07/12/25

Cash Basis

## Entertainment Properties 360 LLC

## Balance Sheet

As of December 31, 2024

	Dec 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Wells Fargo Operating Account	96,387.06
<b>Total Checking/Savings</b>	96,387.06
<b>Total Current Assets</b>	96,387.06
<b>Fixed Assets</b>	
Building Components	17,751.47
Capitalized Sitework	34,928,591.32
Lighting Costs	258,480.44
HVAC Costs	482,831.86
Signage Cost	105,260.38
Lease Commissions	308,739.17
Retail	
Engineering Fee	300,522.39
Architecture Fees	852,492.41
<b>Total Retail</b>	1,153,014.80
Capitalized Legal Fees	146,161.28
Vacant Land - 380/Custer	4,729,899.18
Accumulated Amortization	-2,212.00
Accumulated Depreciation	-339,970.83
<b>Total Fixed Assets</b>	41,788,547.07
<b>Other Assets</b>	
Traffic Sign at Custer & 380	526,883.80
<b>Total Other Assets</b>	526,883.80
<b>TOTAL ASSETS</b>	<b>42,411,817.93</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Prepaid Rent	106,546.40
Tenant Security Deposits Held	43,565.29
<b>Total Other Current Liabilities</b>	150,111.69
<b>Total Current Liabilities</b>	150,111.69
<b>Total Liabilities</b>	150,111.69
<b>Equity</b>	
Capital - Outlet Holdings	-4,128.04
Investment - ADVA Realty	42,559,565.26
Net Income	-293,730.98
<b>Total Equity</b>	42,261,706.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>42,411,817.93</b>



## Entertainment Properties 360 LLC

## Balance Sheet

As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Wells Fargo Operating Account	196.68
<b>Total Checking/Savings</b>	196.68
<b>Total Current Assets</b>	196.68
<b>Fixed Assets</b>	
Capitalized Sitework	9,966,589.00
HVAC Costs	13,202.17
Lease Commissions	265,432.50
Retail	
Engineering Fee	296,784.96
Architecture Fees	780,001.41
<b>Total Retail</b>	1,076,786.37
Capitalized Legal Fees	87,599.88
Vacant Land - 380/Custer	7,029,899.18
Capitalized Property Taxes	2,070,908.18
Accumulated Amortization	-2,212.00
Accumulated Depreciation	-339,970.83
<b>Total Fixed Assets</b>	20,168,234.45
<b>Other Assets</b>	
Traffic Sign at Custer & 380	335,143.34
3-Leg Traffic Sign Escrow	44,511.70
<b>Total Other Assets</b>	379,655.04
<b>TOTAL ASSETS</b>	<b>20,548,086.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Prepaid Rent	19,541.67
Tenant Security Deposits Held	21,233.33
<b>Total Other Current Liabilities</b>	40,775.00
<b>Total Current Liabilities</b>	40,775.00
<b>Total Liabilities</b>	40,775.00
<b>Equity</b>	
Capital - Outlet Holdings	-4,128.04
Investment - ADVA Realty	22,534,305.04
Net Income	-2,022,865.83
<b>Total Equity</b>	20,507,311.17
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>20,548,086.17</b>



**Form 205**  
**(Revised 07/10)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512 463-5709  
Filing Fee: \$300



This space reserved for office use.

**Certificate of Formation**  
**Limited Liability Company**

**FILED**  
In the Office of the  
Secretary of State of Texas

**MAY 10 2012**

**Corporations Section**

**Article 1 – Entity Name and Type**

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

ENTERTAINMENT PROPERTIES 360 LLC

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases.

**Article 2 – Registered Agent and Registered Office**

(See instructions. Select and complete either A or B and complete C.)

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

OR

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

Michael	J.	Hutson	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

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

5809 Acacia Circle	El Paso	TX	79912
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

**Article 3—Governing Authority**

(Select and complete either A or B and provide the name and address of each governing person.)

☒ A. The limited liability company will have managers. The name and address of each initial manager are set forth below.

☐ B. The limited liability company will not have managers. The company will be governed by its members, and the name and address of each initial member are set forth below.

**GOVERNING PERSON 1**

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

First Name	M.I.	Last Name	Suffix
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OR

IF ORGANIZATION

ADVA Realty Group, LLC

*Organization Name*

ADDRESS

3131 McKinney Avenue, Suite 400	Dallas	TX	USA	75204
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>



GOVERNING PERSON 2				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
First Name	M.I.	Last Name	Suffix	
OR				
IF ORGANIZATION				
Organization Name				
ADDRESS				
Street or Mailing Address		City	State	Country Zip Code

GOVERNING PERSON 3				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
First Name	M.I.	Last Name	Suffix	
OR				
IF ORGANIZATION				
Organization Name				
ADDRESS				
Street or Mailing Address		City	State	Country Zip Code

#### Article 4 – Purpose

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

#### Supplemental Provisions/Information

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

--



## Organizer

The name and address of the organizer:

Michael J. Hutson

Name

5809 Acacia Circle

Street or Mailing Address

El Paso

City

TX 79912

State Zip Code

### Effectiveness of Filing (Select either A, B, or C.)

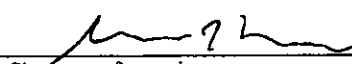
- A. ☒ This document becomes effective when the document is filed by the secretary of state.
- B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

### 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 to execute the filing instrument.

Date: May 9, 2012

  
Signature of organizer

Michael J. Hutson

Printed or typed name of organizer



**Request for Taxpayer  
Identification Number and Certification**

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

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

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

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Entertainment Properties 360, LLC</b>	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) . . . . .	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>4514 Cole Ave., Suite 815</b>	<b>Requester's name and address (optional)</b>
	<b>6</b> City, state, and ZIP code <b>Dallas, TX 75205</b>	
	<b>7</b> List account number(s) here (optional)	

<b>Part I Taxpayer Identification Number (TIN)</b>	<b>Social security number</b>										
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.	<table><tr><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr></table>				-						
			-								
	<b>or</b>										
	<b>Employer identification number</b>										
	<table><tr><td>4</td><td>5</td><td>-</td><td>5</td><td>3</td><td>3</td><td>3</td><td>6</td><td>2</td><td>6</td></tr></table>	4	5	-	5	3	3	3	6	2	6
4	5	-	5	3	3	3	6	2	6		
<b>Note:</b> If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.											

<b>Part II Certification</b>
Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
<b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>7/11/25</b>
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### General Instructions

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

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

### What's New

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

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

### Purpose of Form

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