



July 10, 2024

TO: MEDC Board Members and Staff
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FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

• Promotional and Community Event Grants

- The final application period for Promotional and Community Event grants opened May 1. Applications were accepted through May 31, 2024. Grant requests were presented to the board at the June 27 meeting, and board vote on the applications will take place at the July 25 meeting. A summary of requests received is attached.

• Project Grants

- Applications for the final FY24 cycle of MCDC Project grants opened June 1 and were accepted through Friday, June 28. Public hearings on eligible project requests will be scheduled for the July 25 board meeting and board action will be scheduled for the August 22 meeting.
- Strategic priorities for project grant requests:
 - Affordable housing (60% or less AMI qualification)
 - Parks, open space development and preservation of natural areas
 - Historic Cultural District and East Side development
 - Multi-use/Mixed-use/Entertainment projects
 - Community gathering space
- A summary of applications received is attached.

• Retail Development Infrastructure Grants

- Applications for the final cycle of this grant program will be accepted through July 31.
- Public hearings on any applications received will be scheduled for the August 22 board meeting.
- An overview of the program is attached.

• TUPPS Project

- Temporary Certificate of Occupancy extended until July 12
- Work continues on resolving final ADA issues. Once complete and final building inspections take place CO will be issued.

• Upcoming Events Supported by MCDC Promotional Grants/Sponsorship

- July 13 – MillHouse Maker's Market
- July 13 – SBG Margarita Stroll
- July 24 – DCI Drum Battle at TUPPS
- July 25 – DCI Competition
- July 26-27 – McKinney Repertory Theatre – Forever Plaid

**2024 MCDC Project Grants
Cycle 2 Applications**

			Requested
4B 24-09	City of McKinney Parks & Recreation	Allocation of \$5.5 million MCDC funding. Erwin Park projects to include restroom replacements, pavilion replacements, trail improvements, water and sanitary infrastructure, parking improvements, road improvements, an campsite improvements.	\$ 5,500,000
4B 24-10	Boys & Girls Club of Collin County	Enhance athletics and events experiences through facility improvements. Improvements include updating basketball goals to ensure safe play, indoor turf for soccer and flag football, purchase and installation of sound system and projector, and purchase of mobile stage.	\$ 70,000
4B 24-11	YMCA of McKinney	Replacement of 20-year old playground equipment required to reopen playground and ensure safety at the McKinney location in Stonebridge Ranch. Playground has been closed since 2021 due to safety concerns. Playground is used by YMCA's Child Watch program and is open to the public.	\$ 25,000
4B 24-12	City of McKinney Parks & Recreation	Improvements at Gabe Nesbitt Park to include purchase and install two entry signs location at Alma and Eldorado; and regrade, sod and irrigate land between APEX parking and softball fields to create a safe space for open practice fields and events.	\$ 1,000,000
4B 24-13	Habitat for Humanity of Collin County	Reconstruct the Pride Court retaining wall which was damaged by storms several years ago. This improvement will allow for low-income homes in the neighborhood to remain in inventory for low-income residents and potential home buyers.	\$ 229,859
4B 24-14	McKinney Main Street	Refresh Downtown Christmas decorations to include: <ul style="list-style-type: none"> •\$35,000 Lighting of Dr. Glenn Mitchell Park (uplighting package for year-round illumination of park trees; 2 Arches for Mitchell Park walkway; and Installation of lighted displays) •\$55,750 MPAC Outdoor Decorations (6Oversized nutcrackers, Two 3D illuminated stars for NE and SW corners; and 2 sleighs •\$9,870 Community Christmas Tree Ornaments • \$3,200 Holiday Postcard Pop-up Photo Ops (three interactive photo ops created and designed by local artists) •\$5,500 Light poles and flags of varying sizes 	\$ 109,320
4B 24-15	Sanchez Charities	McKinney NeighborHub will provide space for community service organizations to co-locate in order to help provide comprehensive community support by bringing existing service providers together to address gaps and overlaps in service while streamlining the process for individuals seeking services and ensure effective and immediate support. Project elements funded by MCDC will include qualified infrastructure.	\$ 517,192
TOTAL			\$ 7,451,371

MCDC Promotional & Community Event Grants -- 2024 Cycle II

	Applicant	Event(s)	Request
24-14	McKinney Chamber Foundation	2024 Dia de los Muertos	\$ 9,350
24-15	Heritage Guild of Collin County	Chestnut Square events to include FM, Ghostly Hauntings, Holiday Tour of Homes, Farm to Table	\$ 15,000
24-16	Texas Women Society	Lunar Harvest	\$ 13,500
24-17	Rotary Club of McKinney	2024 Parade of Lights	\$ 7,500
24-18	McKinney Repertory Theatre	2024-2025 Performances	\$ 14,265
24-19	Warrior's Keep	Annual Gala at TUPPS	\$ 15,000
24-20	Art Club of McKinney	3 art shows: Student, Spring Member Show, Art Meets Poetry	\$ 6,800
24-21	McKinney Chamber Foundation	2025 Black History Month Events	\$ 10,000
24-22	Adriatica Business Association	Adriatica events	\$ 4,000
24-23	McKinney Public Library	Cultural events: Library Palooza, Fire Safety Day, Diwali Festival of Lights, Halloween Hunt, Fall Y'all, Thanks & Giving, Caroling on the Square, Winter Jubilee, Noon Years Eve	\$ 8,500
24-24	Young Actors Guild	2024-2025 Performances	\$ 3,000
24-25	SBG Hospitality	2024 Wine & Music Festival at District 121	\$ 15,000
24-26	CC Master Gardeners	2025 Garden Show and additional events	\$ 15,000
24-27	McKinney Main Street	2024 Oktoberfest	\$ 13,000
			\$ 149,915

TOTAL FUNDS AVAILABLE	Budgeted for Cycle 2 2024	\$ 100,000
	Reallocated from unspent budget	\$ 54,606
		\$ 154,606



McKinney Community Development Corporation Retail Development Infrastructure Grants (RDIG) Program

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

For the purpose of this program, "landmark retail" is defined as buildings within the historic downtown area with boundaries that coincide with the "Cultural District" designation; retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

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
- Lighting (for security enhancements)
- Fencing (for security enhancements)
- Site Improvements
 - (landscape only considered if replacement required due to infrastructure improvements)
 - Walkways – concrete or other materials
 - Parking
- Fire suppression systems

Retail is defined as: storefronts/shops, restaurants, specialty food venues, event venues, salons, grocery stores, drug stores, etc.

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 infrastructure improvements proposed, 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 will be included with the application*
- A public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant applications submitted. Board action will be scheduled for the board meeting in the following month

**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.*

- Following the public hearing, grant requests will be reviewed by a subcommittee of the MCDC board, and legal counsel 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 drafted for execution between MCDC and applicant.

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 time period for implementation.
- 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
- Project invoices and receipts must be submitted to verify project costs
- Project is necessary to develop a new business or expand an existing business
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed and notarized

Preference may be given to Applicants who have **not** received funding from MCDC within the previous 12-month period.

Board priorities for funding include those infrastructure improvements that are directly linked to health, life/safety issues that will better protect and promote the health of people visiting the establishment.