

## APPLICATION FOR TIRZ No. 1 FUNDS

*\*Before submitting this application for processing, please verify that your project is eligible for reimbursement by reviewing the info provided within the application packet or the TIRZ no. 1 Project Plan.*

|                             |                                              |                        |                                |
|-----------------------------|----------------------------------------------|------------------------|--------------------------------|
| <b>Submittal Checklist:</b> | Verified Project Eligibility [ ✓ ]           | Letter of Intent [ ✓ ] | Completed Application [ ✓ ]    |
|                             | Eligible Construction Cost Estimate(s) [ ✓ ] |                        | Relevant Supporting Info [ ✓ ] |

### SECTION 1. GENERAL PROJECT INFORMATION

|                              |                    |                        |         |    |            |
|------------------------------|--------------------|------------------------|---------|----|------------|
| Project or Business Name:    | Hugs Cafe Inc      |                        |         |    |            |
| Location of Project:         |                    |                        |         |    |            |
| Physical Address of Project: | 221 Andrews Street |                        |         |    |            |
|                              | City:              | McKinney               | State:  | TX | ZIP: 75069 |
| Property Size:               | .88 acres          | CollinCAD Property ID: | 1080118 |    |            |
| CollinCAD Geographic ID:     | R- 0858-005-001A-1 |                        |         |    |            |

### SECTION 2. APPLICANT INFORMATION

|                  |                       |          |        |       |              |
|------------------|-----------------------|----------|--------|-------|--------------|
| Name:            | LAUKEN SMITH          |          |        |       |              |
| Company:         | HUGS CAFE INC         |          |        |       |              |
| Mailing Address: | 224 E VIRGINIA STREET |          |        |       |              |
|                  | City:                 | McKinney | State: | TX    | ZIP: 75069   |
| Email Address:   | LAUKEN@HUGSCAFE.ORG   |          |        |       |              |
| Phone:           | 409-801-6900          | Fax:     |        | Cell: | 940-367-7016 |

### SECTION 3. PROPERTY OWNER INFORMATION (if different than Applicant info above)

|                  |       |      |        |       |      |
|------------------|-------|------|--------|-------|------|
| Name:            |       |      |        |       |      |
| Company:         |       |      |        |       |      |
| Mailing Address: |       |      |        |       |      |
|                  | City: |      | State: |       | ZIP: |
| Email Address:   |       |      |        |       |      |
| Phone:           |       | Fax: |        | Cell: |      |

| SECTION 4. DETAILED PROJECT INFORMATION                                                                                                            |                                                                                                                                                                                                             |                                                    |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|
| <b>Project Category:</b><br>(check one)                                                                                                            | Catalyst <input checked="" type="checkbox"/> Vacant/Underutilized Site/Buildings <input type="checkbox"/> Mixed-Income Housing <input type="checkbox"/><br><small>*maximum of \$25,000 per project*</small> |                                                    |                |
| <b>Proposed Land Use(s):</b><br>(multi-family residential, restaurant, office, etc.)                                                               | nonprofit restaurant and training facility                                                                                                                                                                  |                                                    |                |
| <b>Estimated Date of Project Completion:</b>                                                                                                       | June 15 2026                                                                                                                                                                                                |                                                    |                |
| <b>Current Number of Dwelling Units:</b>                                                                                                           | 0 d.u.                                                                                                                                                                                                      | <b>Number of Dwelling Units Post-Construction:</b> | 0 d.u.         |
| <b>Current Area of Building/Use(s):</b>                                                                                                            | 0 sq. ft.                                                                                                                                                                                                   | <b>Area of Building/Use(s) Post-Construction:</b>  | 13,000 sq. ft. |
| <b>Days/Hours of Business Operation:</b>                                                                                                           | Monday - Sunday<br>8am to 5pm                                                                                                                                                                               | <b>Number of New Jobs Created:</b>                 | 72             |
| <b>Estimated Annual Taxable Sales (Post Construction):</b>                                                                                         | \$ 750,000                                                                                                                                                                                                  |                                                    |                |
| <b>Current Appraised Value of Property and Improvements:</b>                                                                                       | \$ 820,000                                                                                                                                                                                                  |                                                    |                |
| <b>Estimated Appraised Value of Property and Improvements (Post-Construction):</b>                                                                 | \$ 10,000,000                                                                                                                                                                                               |                                                    |                |
| <b>Estimated Construction Cost for Entire Project including all Phases:</b>                                                                        | \$ 9,500,000                                                                                                                                                                                                |                                                    |                |
| <b>Portion of the Project for which Reimbursement is Requested:</b><br>(building demo, public utility improvement, fire safety improvements, etc.) | fire safety, suppression, and utility infrastructure                                                                                                                                                        |                                                    |                |
| <b>Requested Reimbursement Amount:</b>                                                                                                             | \$ 147,781.85                                                                                                                                                                                               |                                                    |                |

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: (1) I AM NOT GUARANTEED REIMBURSEMENT, (2) REIMBURSEMENT WILL NOT BE POSSIBLE IF THERE ARE NO UNALLOCATED TIRZ FUNDS AVAILABLE, AND (3) THIS APPLICATION VESTS NO DEVELOPMENT RIGHTS AS SPECIFIED IN CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE.

**Applicant's Signature:**

**Date:**

**Owner's Signature:**

**Date:**

*[Handwritten Signature]*

8/25/25

FOR OFFICIAL USE ONLY