

# Retail Development Infrastructure Grant Application

McKinney Community Development Corporation FY 2024

## 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 MDCDC board.
- **Applications must be completed in full, using this electronic form, and received by MDCDC 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](#).**

## Eligible Improvements

Retail Development Infrastructure Grants 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.*

*Landmark retail is defined as: retail buildings within the historic downtown area with boundaries that coincide with the "Cultural District" designation; and 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).*

## Applicant Information

**Name** Jonathan Dorce

**Company Name** Sugar Rush Holdings LLC dba CamiCakes

**Federal Tax I.D.** 93-3346757

**Incorporation Date** Sunday, September 11, 2022

**Mailing Address** 2950 Craig Drive, Suite 302  
McKinney, Texas, 75072

**Phone Number** (863) 316-2203

**Email** sugarrushholdings@gmail.com

**Website** <https://www.camicakes.com/>

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

**\*\*Introduction**

Founded by Andra Hall, CamiCakes began its journey with the opening of the first store in 2006 at the Orange Park Mall in Orange Park, FL, followed by the first store in Atlanta, GA, in 2009. The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy. Today Cami Cakes is located in 4 locations throughout Atlanta Georgia and 1 location in Jacksonville Florida Our successful business operation and reputation are built upon principles of fair dealing, ethical conduct, and adherence to applicable laws and regulations. We maintain the utmost levels of personal integrity and a commitment to excellence. Our primary focus is on delivering exceptional customer service, ensuring the freshness of our products, and preserving the authenticity of our signature recipes.

**\*\*Business Overview**

CamiCakes is a well-established bakery brand renowned for its specialty cupcakes and cakes. Our mission is simple yet profound: "Create Happiness, One Cupcake at a Time." We specialize in crafting gourmet cupcakes, layer cakes, and ice creams, all inspired by the Southern upbringing of our founder, Andra Hall. We take pride in using the freshest ingredients and smooth buttercream or cream cheese frosting to ensure an unmatched quality and taste. Our retail cupcake bakery offers a delightful experience for cake lovers of all ages, making it a staple for various occasions, including birthdays, weddings, showers, and more. Our expanded offerings cater to gifts, weddings, birthdays, showers, and corporate markets.

**\*\*Mission and Goals:\*\***

Our mission is simple, to "create happiness, one cupcake at a time" by providing quality food and service in a friendly atmosphere while preserving customer trust and confidence. At the heart of our bakery is a commitment to excellence in baking. Our goal is to be a beacon of creativity and quality, offering a diverse range of specialty cakes and cupcakes that not only tantalize the taste buds but also captivate the eyes. We aspire to be the go-to destination for those seeking unique, handcrafted confections for weddings, birthdays, celebrations, and everyday delights for McKinney.

**\*\*Scope of Services:\*\***

Our bakery is a treasure trove of confectionery wonders. From intricately designed wedding cakes that tell your love story to whimsical and flavorful cupcakes that cater to every palate, we pride ourselves on the diversity and excellence of our offerings. Our skilled bakers, armed with a passion for perfection, bring to life custom creations that suit the preferences and themes of our discerning customers.

**\*\*Successes:\*\***

CamiCakes is a well-established bakery brand known for its specialty cupcakes and cakes, currently with locations in Jacksonville, Florida and Atlanta, Georgia. CamiCakes has been awarded the number 4 spot in the Huffington Posts "Top 10 cupcakes in America, while also being featured in top publications, including The Atlanta Tribune "Best of Atlanta" Edition and Black Enterprise. We have become synonymous with exquisite craftsmanship and attention to detail, earning the admiration of our community becoming a premier sweet delectable spots in each respective community.

**\*\*Contribution to Community:\*\***

Our franchise venture in McKinney, Texas, led by our franchisee, has established a nonprofit organization, G.R.O. (Gaining Resources for Outreach). G.R.O., is aimed towards promoting and advancing political capital, community welfare, and financial literacy. We will actively engage with the McKinney, Plano, Frisco, and DFW areas through various community involvement initiatives, whether through supporting local events, participating in charitable causes, or fostering partnerships with community organizations, CamiCakes will be at the forefront making a positive impact on the lives of the people in these vibrant communities.

**\*\*Sustainability:\*\***

In alignment with our values, we are dedicated to sustainability. We source our ingredients responsibly, minimize waste through efficient processes, and continually explore eco-friendly packaging options. Our commitment to the environment reflects our belief in creating a positive impact beyond the boundaries of our bakery.

**\*\*Customer-Centric Approach:\*\***

Our success is deeply rooted in our customer-centric approach. We value the relationships we build with our patrons and prioritize their satisfaction. Whether it's a milestone celebration or a simple craving, we ensure that every customer leaves our bakery with not just a delightful treat but also a memorable experience.

In conclusion, our cake and cupcake bakery is more than a place that satisfies sweet cravings; it's a hub of creativity, community, and celebration. Join us on this delicious journey, where every bite tells a story, and every creation is a masterpiece crafted with love and expertise

**Organization Type**

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

<b>Name</b>	Jonathan Dorce
<b>Title</b>	Manager
<b>Mailing Address</b>	2950 Craig Drive, Suite 302 McKinney, Texas, 75072
<b>Phone Number</b>	(863) 316-2203
<b>Email Address</b>	sugarrushholdings@gmail.com

### Contact for Communication Between MCDC and Organization


<b>Name</b>	Jonathan Dorce
<b>Title</b>	Manager
<b>Mailing Address</b>	2950 Craig Drive, Suite 302 McKinney, Texas, 75072

**Phone Number** (863) 316-2203  
**Email Address** sugarrushholdings@gmail.com

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

**Are you the property owner?**


**Name** David Spagnolo  
**Company** Whitestone REIT  
**Mailing Address** 8240 Preston Road Suite 275  
Plano, Texas, 75024  
**Phone Number** (469) 207-9043  
**Email Address** dspagnolo@whitestonereit.com

**Letter of Support for Project from Property Owner**  Grant Support Letter.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.


**Company / Organization Board of Directors**

Included in attachment

**Board of Directors Attachment**  Leadership Team.pdf

**Leadership Staff**

Included in attachment

**Leadership Staff Attachment**  122\_Leadership Team\_516.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.

**Detailed Project Information**

**Project / Business Name** CamiCakes McKinney Grease Trap Reposition  
**Location of Project** Eldorado Plaza  
**Physical Address** 2950 Craig Drive, Suite 302  
McKinney, Texas, 75072

**Property Size (in acres)** 2.1

**Collin CAD Property ID** 2630424

**Property Use (retail, restaurant)** Bakery

**Estimated Date of Project Start Date** Friday, February 7, 2025

**Estimated Date of Project Completion Date** Friday, February 28, 2025

**Project Details and Proposed Use**

We are requesting funds to reposition our grease trap to another location. It seems the plaza owners have been receiving complaints from neighboring business and requested the possibility of moving grease trap to a different location to avoid complaints.

**Days / Hours of Business Operation**

Sunday 12:00pm - 600:pm  
 Monday - Wednesday - 11:00am - 8:30pm  
 Thursday - Saturday - 11:00am - 9:00pm

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

**Please list.**

2024

**What is the total cost for this Project?** 33,776

**What percentage of Project funding will be provided by the applicant?** ~~72~~ 25 REV

**Are matching funds available?**

**Cash Matching Funds**

Amount	Source	Percent of Total
20000	business income	100

**In-Kind Matching Funds**

Amount	Source	Percent of Total
0		0

**Other Funding Sources**

We currently have Business Credit Cards approved from the following financial institutions:

- Navy Federal - 15k (Business credit card)
- Chase - 15k (Business Credit Card)
- Wells Fargo - 10k (Business Credit Card)
- American Express - 12k (Business credit Card)
- Truist - 20k (Business Credit Card)
- Elan - 10k (Business Credit)
- Toast Line of Credit - 20k

**Estimated Annual Taxable Sales** 400,000

**Current Appraised Value of Property** 9,234,266

**Estimated Appraised Value (post-improvement)** 9,334,266

**Estimated Construction Cost for Total Project** 33,776

**Total Estimated Cost for Exterior Infrastructure Improvements** 0

**Total Grant Amount Requested** ~~33,776~~ \$25,332 REV LJ

**Attach Competitive Bids for the Project**

 CONTRACT 1-17-25 Sugar Holdings L... .pdf

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

Yes

**Attach Executive Summary**

 Cami Executive Summary.docx.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 project(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.**

 Sales Revenue.pdf

**Audited financials for current and previous two years (if not available, please indicate why).**

 CamiCakes 6 month Gross sales 2024.pdf

 Sales Revenue\_2193.pdf

**Budget**

 Budget\_.pdf

## Financial Statements



CamiCakes 6 month Gross sales 2024....pdf

## W9



W-9 (1) (1).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.**



CamiCakes Franchise Opportunity Pre... .pdf

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



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



Project Timeline.pdf

**Plans for future expansion / growth.**



Cami Growth & Expansion.docx.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.

## 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 to 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

**Representative Completing Application**



**Date**

Monday, January 27, 2025

**Property Owner**

D.S

**Date**

Monday, January 27, 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.



# Executive Summary

## Introduction

Founded by Andra Hall, CamiCakes began its journey with the opening of the first store in 2006 at the Orange Park Mall in Orange Park, FL, followed by the first store in Atlanta, GA, in 2009. The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy. Today Cami Cakes is located in 4 Locations throughout Atlanta Georgia and 2 Locations in Jacksonville Florida Our successful business operation and reputation are built upon principles of fair dealing, ethical conduct, and adherence to applicable laws and regulations. We maintain the utmost levels of personal integrity and a commitment to excellence. Our primary focus is on delivering exceptional customer service, ensuring the freshness of our products, and preserving the authenticity of our signature recipes.

## Business Overview

CamiCakes is a well-established bakery brand renowned for its specialty cupcakes and cakes. Our mission is simple yet profound: "Create Happiness, One Cupcake at a Time." We specialize in crafting gourmet cupcakes, layer cakes, and ice creams, all inspired by the Southern upbringing of our founder, Andra Hall. We take pride in using the freshest ingredients and smooth buttercream or cream cheese frosting to ensure an unmatched quality and taste. Our retail cupcake bakery offers a delightful experience for cake lovers of all ages, making it a staple for various occasions, including birthdays, weddings, showers, and more. Our expanded offerings cater to gifts, weddings, birthdays, showers, and corporate markets.

## Proposed Property Usage

Our intended usage of the property includes transforming it into a CamiCakes Cupcakes Bakery, where we will craft and offer a diverse range of gourmet cupcakes, layer cakes, and ice creams. The property will not only serve as a retail space for delightful treats but will also provide a warm and inviting ambiance for customers to enjoy our signature creations. We envision this space becoming a cherished destination for various occasions, from everyday indulgence to special celebrations.

## Market Opportunity

We are excited about expanding into Eldorado Plaza, located in McKinney, Texas, a city that ranks as the 5th fastest-growing in the United States. Eldorado Plaza, situated at the NW corner of US-75 and Eldorado Parkway, is an attractive and thriving commercial hub

hosting popular stores such as Trader Joe's, Starbucks, pOpshelf, Cristina's Fine Mexican Cuisine, Barro's Pizza, Belk, and Lane Bryant serving as an anchor for the community. Eldorado Plaza's central location, coupled with its convenience to a rapidly growing population, makes it an ideal choice for CamiCakes. With numerous dining and shopping options available within a mile, the plaza offers a bustling and vibrant atmosphere, perfectly aligned with our vision to bring delicious cupcakes and cakes to the community. Moreover, the impressive median household income of \$192,000 in the area underscores the potential for CamiCakes to thrive, catering to a discerning and affluent customer base. The plaza's strategic positioning and the thriving McKinney community create a promising environment for the continued growth and success of CamiCakes. The expansion into Eldorado Plaza represents a strategic move for CamiCakes, allowing us to establish a strong presence in a dynamic and rapidly developing community while benefiting from the proximity to established and renowned businesses in the plaza. We are excited about the opportunities this location offers and the potential to create happiness, one cupcake at a time, in McKinney, Texas.

## **Financial Projections**

Our financial forecasts project substantial revenue and profit growth over the next 5 years. Given that CamiCakes' existing stores have varying net sales, and a good store makes anywhere from \$60,000 to \$70,000 a month, we'll aim for a conservative estimate of \$720,000 in annual net sales. The average gross profit margin across the existing stores is approximately 63%, so we'll use this as a reference for the McKinney store. With a focus on cost efficiency and revenue optimization, we aim to achieve Net Sales of \$720,000 with a Gross Profit Margin of \$453,600.

## **Franchise Operator**

The CamiCakes franchise in McKinney, Texas, will be under the capable leadership of Nolan Norton and Jonathan Dorce.

Nolan is an accomplished business leader with diverse experience and a strong commitment to customer service. He holds a Master's degree in entrepreneurship from Temple University's Fox School of Business and has worked at respected companies like Allstate Insurance, JP Morgan, and Indeed. Nolan's two-year training under CamiCakes founder Andra Hall and his entrepreneurial background uniquely qualify him to oversee the store's day-to-day operations and drive brand expansion in the fast-growing McKinney community. Nolan is not only a professional success but also an influential figure in the Dallas-Fort Worth (DFW) area, with contributions at One Community Church in Plano and prior employment at JP Morgan in Frisco, Texas. His commitment to the local community and the broader business landscape is evident in his involvement in hosting investment properties in North Dallas-Fort Worth. Nolan Norton's leadership and dedication will have a significant impact on both the McKinney CamiCakes franchise and the community it serves, ensuring its success with his exceptional qualifications and unwavering passion for service.

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has learned the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

### **Community Engagement**

Community engagement is a core part of our mission. Our franchise venture in McKinney, Texas, is led by our Franchisee, who has established a nonprofit organization, G.R.O. (Gaining Resources for Outreach). Through G.R.O., we aim to promote and advance political capital, community welfare, and financial literacy. We will actively engage with the McKinney, Plano, Frisco, and DFW areas through various community involvement initiatives, supporting local events, participating in charitable causes, and fostering partnerships with community organizations.

### **Mission Statement**

Our mission is to "Create happiness, one cupcake at a time" by providing quality food and service in a friendly atmosphere while preserving customer trust and confidence.

In summary, CamiCakes is not just a bakery but a brand committed to creating happiness through exceptional cupcakes and community engagement. We look forward to becoming a vital part of the McKinney community, providing quality treats and making a positive impact on the lives of its residents.



# Growth & Expansion

## Year 1: Establish and Optimize Operations in McKinney

### Grand Opening Success:

- Execute a successful grand opening event in April to generate buzz and attract local customers.
- Implement targeted marketing campaigns to drive traffic during the initial months.

### Operational Refinement:

- Collect customer feedback and use it to refine operations and improve customer experience.
- Ensure staff is well-trained and aligned with CamiCakes' brand standards.

### Local Partnerships:

- Build partnerships with local businesses, schools, and community organizations to enhance brand visibility.
- Explore collaborations for catering services and special events.

## Year 2-3: Diversified Expansion Within DFW

### Entry into Plano and Frisco:

- Conduct market research to identify potential locations in neighboring cities such as Plano and Frisco.
- Open additional stores in high-traffic areas, leveraging the success and recognition gained in McKinney.

### Digital Presence Enhancement:

- Strengthen online presence through social media, a user-friendly website, and online ordering options.
- Invest in digital marketing to reach a broader audience within the DFW metroplex.

### Local Collaborations:

- Establish collaborations with local influencers, businesses, and community organizations in Plano, Uptown Dallas, and Arlington.
- Participate in events and sponsorships to integrate CamiCakes into the fabric of each community.

### Operational Optimization:

- Apply lessons learned from the McKinney store to optimize operations, ensuring a seamless and consistent customer experience across multiple locations.

- Implement feedback mechanisms to capture insights from the new stores and make necessary adjustments.

## Year 4-5: Regional Presence and Franchise Development

### Regional Expansion:

- Target strategic locations in the DFW metroplex for further expansion, such as Dallas, Arlington, and Irving.
- Implement a regional growth strategy, considering diverse neighborhoods and demographic preferences.

### Franchise Development Program:

- Develop a franchise model for CamiCakes to enable expansion through franchise partnerships.
- Identify and recruit potential franchisees who align with the brand's values and commitment to quality.

### Supply Chain Optimization:

- Optimize the supply chain to accommodate the growing number of stores in the region.
- Establish partnerships with local suppliers to ensure consistent product quality.

### Community Engagement Programs:

- Launch community engagement programs, such as loyalty programs and customer appreciation events, to foster brand loyalty.
- Continue to support local initiatives and events to integrate CamiCakes into the fabric of each community.

## Long-Term Vision: Statewide Presence and Beyond

### Statewide Expansion:

- Evaluate the potential for statewide expansion, targeting key cities beyond the DFW metroplex.
- Develop a scalable model that can adapt to different market dynamics.

### National and International Opportunities:

- Explore opportunities for national and international expansion, either through corporate-owned stores or strategic partnerships.
- Ensure brand consistency and adaptability to diverse markets.

### Innovation and Sustainability:

- Continue to innovate the menu, introducing new flavors and offerings to stay relevant.
- Implement sustainable practices to align with consumer preferences and demonstrate social responsibility.





# ELDORADO PLAZA



CHRIS MINCY  
LEASING O&M REGION  
cmincy@whitestonereit.com  
p. 214.770.5220

  
WHITESTONE REIT

2950 Craig Drive, Suite  
302, McKinney, Texas  
75072



# Project Timeline

Feb 7, project start

Feb 28, project Complete

Post Feb 28, Continue great Plaza connection



# Budget:

## Operating Expenses:

- Rent and Utilities: \$54,000 (\$4,500 per month)
- Employee Salaries: \$120,000 (\$10,000 per month)
- Supplies and Ingredients: \$60,000 (\$5,000 per month)
- Miscellaneous Expenses: \$24,000



## SERVICE CONTRACT

### 1. AGREEMENT

This SERVICE CONTRACT (this "Agreement" or this "Service Contract"), effective as of 1/25/2024, is made and entered into by and between **Uprise Construction LLC** a company organized and existing in Texas, with offices located at 1520 E. Henderson St. Cleburne, TX 76033 (hereinafter the "UC Contractor/Builder") and **Sugar Rush Holdings LLC** address 2950 Craig Dr. Mckinney TX 75072 (hereinafter the "owner") Whereas, Owner and Contractor desire to enter into a relationship in which Contractor will provide the following services:

### 2. DESCRIPTION OF WORK

Uprise Construction will reposition grease trap in code for City of Mckinney

**SCOPE of Work:** SEE ATTACHED ESTIMATE #PAK722 FOR REFERENCING

### 3. CONTRACT PRICE

**This Contract is effective as of the 1/25/2024**

Client agrees to pay Uprise Construction LLC a total sum of **\$33,776.00** for all work performed under the contract, said amount to be paid by client to contractor on the following schedule: **1<sup>st</sup> Progress Payment of \$10,000.00 will be due on 02/07/24**

**2<sup>nd</sup> Progress Payment of \$10,000.00 will be due 02/14/24**

**3<sup>RD</sup> Progress Payment of \$5,000.00 will be due 02/21/24**

**4<sup>th</sup> Final Payment of \$8,776.00 upon completion after the walk-through on or after 02/28/25.** Any additional time needed by the client will NOT delay Uprise Construction payment.

### 4. TIME FOR COMPLETION OF WORK

Time is of the essence of this contract: All work shall be completed by contractor not later than (tentative date) 02/28/24. **Final Project will be completed with all the city of McKinney requirements to operate, including safety permits and all required inspections.**

### 5. WORK CHANGES

The Client shall have the right to order work changes in the nature of additions, deletions, or other modifications with a "**CHANGE OF ORDER**" form, the change of order will include conforming changes in the contract price and completion time. Work shall be changed, the contract price and completion time may be modified, only as set out in the written work change order.

### 6. WARRANTY

Uprise Construction LLC, guarantees its construction work for 30 (sixty) days for all workmanship and materials, after the final completion of the work and acceptance thereof by client.

### 7. ADVERTISEMENT

The Client hereby grants permission for the placement of **ADVERTISEMENT SIGNS AND PROMOTION ON SOCIAL MEDIA PLATFORMS** by Our company, in accordance with the terms and conditions outlined in the agreed-upon contract.

***WE RESERVE THE RIGHT TO CANCEL THIS CONTRACT FOR ANY REASON OR/IF PAYMENT IS NOT MADE WHEN DUE. LEGAL ACTIONS WILL BE ENFORCED IF THE CUSTOMER(S) DECIDES TO CANCEL THIS CONTRACT BEFORE THE AGREEING DATE. CUSTOMER(S) SHALL PAY BACK TO CONTRACTOR THE AMOUNT SPENT TO THE DATE.***

**THE FOLLOWING CONDITIONS ARE AN INTEGRAL PART OF THIS AGREEMENT.**

1. ACCORDING TO TEXAS'S CONSTRUCTION LIEN LAW (SECTIONS 53.001), **THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN.** IF YOUR BUILDER OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR BUILDER IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR WILL HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR BUILDER OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR BUILDER IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOUR A "NOTICE TO OWNER." TEXAS CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. 2. CHANGES IN PLANS AND/OR ADDITIONAL WORK (CHANGE ORDERS) MAY BE REQUESTED BY OWNER WHEN PRACTICAL, AND SHALL BE STIPULATED IN WRITING BETWEEN THE PARTIES, TOGETHER WITH THE COST THEREOF. FOR EACH CHANGE MADE, BUILDER SHALL BE ALLOWED AND ADDITIONAL FIVE (5) WORKING DAYS TO COMPLETE THE REQUEST. 3. OWNER HEREBY GIVES BUILDER THE RIGHTS TO USE ANY PHOTOS OR VIDEOS OF WORK PERFORMED BY BUILDER IN OWNER'S PROPERTY. IN ADDITION, OWNER AGREES TO ALLOW BUILDER TO PLACE A SIGN ON THE PROPERTY IN A FOCAL VANTAGE POINT AT BUILDER'S DISCRETION DISPLAYING COMPANY LOGO AND INFORMATION.

2. OWNER SHALL NOT DELAY THE FULL AND FINAL PAYMENT BECAUSE OF MINOR "PUNCH OUT ITEMS" FOR ANY REASON. SHOULD OWNER FAIL TO SETTLE AND MAKE FINAL PAYMENT WITH BUILDER UPON COMPLETION AND JOINTLY DOING THE FINAL WALK THROUGH, BUILDER SHALL BE ENTITLED TO A TWO HUNDRED (\$200.00) DOLLARS PER DAY LATE FEE FOR EACH DAY THEREAFTER. NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, AND OF THE MUTUAL PROMISES AND UNDERTAKINGS HEREIN CONTAINED, THE PARTIES, INTENDING TO BE LEGALLY BOUND, DO HEREBY AGREE AS FOLLOWS: IN PROVIDING THE SERVICE UNDER THIS AGREEMENT IS STATED THAT THE CONTRACTOR IS ONLY CONTRACTED TO DO THIS JOB UNLESS OTHERWISE STATED. **WE DO NOT EXCEPTS ANY RESPONSIBILITY FOR ANY DAMAGE THAT EMPLOYEES CAUSES TO SAID PROPERTIES WHILE DOING THE WORK.**

This is A Legal and Binding Contract between the Parties having read and understood with Clarity therefore having duly affixed their signatures under hand on this day 1/17/2025

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

**UPRISE CONSTRUCTION LLC**  
CONTRACTOR





**uprisegc@gmail.com**  
817-380-9989

Bill To: Sugar Rush Holdings LLC

**Cami McKinney Suite**  
sugarrushholdings@gmail.com  
Date:

PO Number: **Balance Due:**

# ESTIMATE # PAK722

Jan 17, 2025

Eldorado Plaza 2950 Craig Dr.  
Mckinney

**\$33,776.00**

### City of McKinney Permits with engineering drawings

**\$1,500.00**

CITY PLANS AND STAMP BY AN ENGINEER

### PLUMBING WORK MUST BE LICENSED BY PER CITY OF MCKINNEY

**\$32,276.00**

- Dig out Grease Trap and pipings
- Tunnel New hole for grease trap
- 60LF of PVC pipes
- Underground tunneling 30 ft w/ 2ft wide x 3ft deep
- Boring Machine rental per day (2 days)

No deposit Required  
Includes all Taxes

Terms:  
\$33,776.00

SUGAR RUSH HOLDINGS LLC  
CLIENT



**WHITESTONE REIT**  
Creating Communities in Our Properties™

January 26, 2024

RE: Letter of Support for CamiCakes Kitchen Buildout and Grant Application

Dear Sugar Rush Holdings LLC dba CamiCakes:

I trust this letter finds you well. I am writing to express our wholehearted support for CamiCakes in the pursuit of a kitchen buildout and the associated grant application with the McKinney Community Development Corporation. As the owner of Eldorado Plaza, we are excited about the prospect of this expansion and want to convey our support for your endeavors.

We are aware that CamiCakes has submitted a grant application to support the costs associated with the kitchen buildout. We want to assure you that we are fully supportive of your application and recognize the positive impact that an expanded kitchen could have on your ability to meet the growing demand for your products in McKinney.

Thank you for your commitment and we look forward to witnessing the continued success of CamiCakes as you open at our center.

Best Regards,

David C. Spagnolo  
Regional Senior Vice President – Dallas/Austin  
Whitestone REIT



CamiCakes  
cupcakes

# CamiCakes Franchise

Introducing the expansion of CamiCakes cupcakes into McKinney, Texas to bring happiness through exceptional cupcakes.

# Founder Andra Hall



CamiCakes was founded in 2006 by Andra Hall. The company opened its first location in Orange Park, Florida, followed by a store in Atlanta, Georgia in 2009. CamiCakes now has 4 locations.

The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy.



# Locations



Eldorado  
McKinney, TX



Lenox  
Atlanta, GA



Cumberland  
Atlanta, GA



Creamery/Smryna  
Smyrna, GA

# Values



## Fair dealing

Engage in honest and transparent business practices.



## Ethical conduct

Make ethical choices and avoid conflicts of interest.



## Adherence to laws

Comply with all applicable laws and regulations.

By upholding these core values, we aim to build trust with customers and partners.

# Mission Statement

"Create Happiness, One Cupcake at a Time"

CAMICAKES

# Offerings



Specialty Cupcakes



Layer Cakes

# Quality Assurance



## Signature cupcakes and cakes

We specialize in crafting gourmet cupcakes, layer cakes, and ice creams inspired by our Southern roots.



## Fresh, quality ingredients

We use the freshest ingredients and smooth buttercream or cream cheese frosting for unmatched quality and taste.



## Signature retail experience

Our bakery offers a fun experience for cake lovers of all ages, perfect for birthdays, weddings, and more.

CamiCakes provides exceptional cupcakes and cakes with a delightful in-store experience for customers.

# Customers

## Affluent families

Families with high household incomes likely to appreciate premium baked goods

## Professionals

Working professionals in the area looking for convenient, high-quality treats

## Students

Nearby student population craving sweet study snacks

## Health-conscious customers

Customers looking for quality ingredients and dietary options like gluten-free

## Gift givers

Customers purchasing baked goods as gifts for birthdays, holidays, and celebrations

# Businesses in Eldorado Plaza



LANE BRYANT



ROCKFISH  
SEAFOOD & GRILL



Massage Envy  
SPA®



# Location Highlights



Corner of Eldorado Plaza,  
US-75 and Eldorado  
Parkway in McKinney, Texas

The bakery will be located in a  
high-traffic area at the  
intersection of two major roads.



McKinney is the 5th  
fastest growing city in the  
U.S.

The city's rapid growth  
presents a great opportunity  
for business expansion.



Aligned with community  
outreach vision

The bakery's community  
involvement will attract local  
customers.



Affluent customer base

McKinney residents have high  
disposable incomes to spend at  
the bakery.

The location highlights present an ideal opportunity to open  
CamiCakes Cupcakes and achieve the business objectives.



# Nolan Norton

Nolan Norton is an accomplished business leader with a Master's degree in entrepreneurship from Temple University. He has experience working at respected companies like Allstate Insurance, JP Morgan, and Indeed. Norton has contributed to the Dallas-Fort Worth community through One Community Church in Plano and hosting investment properties in North Dallas-Fort Worth. His leadership and dedication make him well-qualified to lead the McKinney CamiCakes franchise.

- Active figure in Dallas-Fort Worth area
- Contributions at One Community Church in Plano
- Unique qualifications for day-to-day operations
- Commitment to local community



# Jonathan Dorce

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has been through rigorous trainings, learning the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

- Information Technology graduate from Florida A&M University
- Experience leading large teams with Fortune 500 companies (Johnson & Johnson, Discover Bank)
- Entrepreneur and owner of multiple rental units

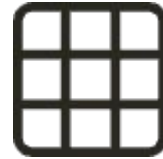


# Community Engagement



## Partner with local nonprofits

Collaborate with organizations like G.R.O. Gaining Resources for Outreach on community programs and events.



## Host fundraising events

Organize in-store fundraisers and donate proceeds to causes like women's health, children's welfare, etc.



## Support community events

Provide products and services for local events and causes to give back to the community.

We aim to make a positive impact on McKinney by engaging with and supporting the local community.

# G.R.O. Nonprofit Engagement



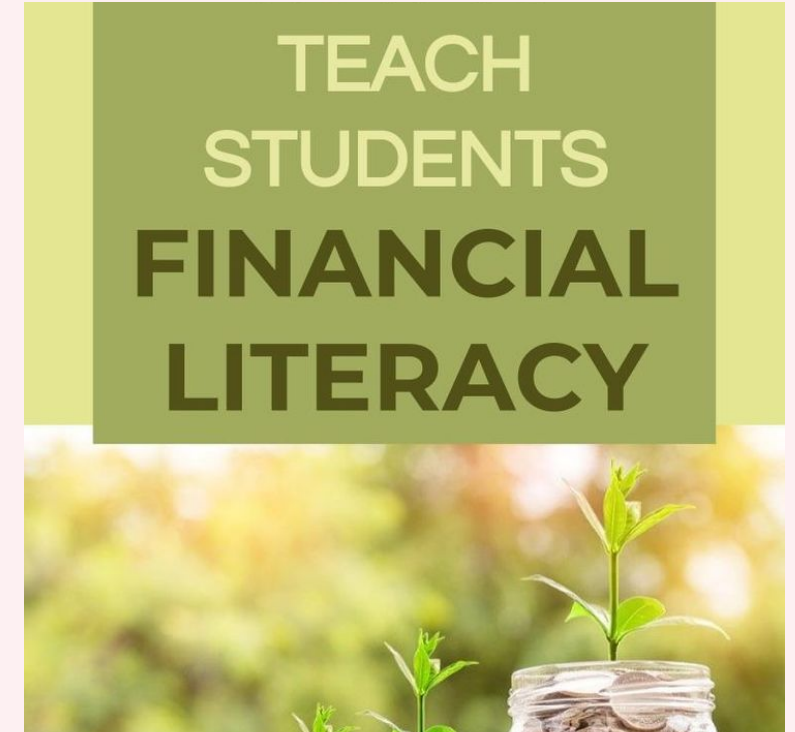
## Thanksgiving Drive

Donations from CamiCakes to the Thanksgiving drive organized by G.R.O.



## 5K Turkey Trot

5K Turkey Trot organized by G.R.O. to raise funds for community welfare and financial literacy.



## Financial Literacy

G.R.O. leading a financial literacy workshops for high school students.

# People Just Love Us

“Oh my goodness! These cupcakes were amazingly delicious and very pretty. I happened to visit on Tuesday between 2-4 which is like their happy hour. I got 6 different cupcakes for only \$2 each. The lady at the counter was super sweet, which helps determine the overall experience. Two thumbs up! I highly recommend this place.

”

Shanon Ernest, Tinseltown Google Review

“We came to Atlanta last month and bought a slice of banana cream cake and it was soo good..we didn't make it too far and it was all gone lol..it was very moist the cake is awesome. I'm wondering if they ship to different states.

”

Shatonya Joseph, Cumberland Google Review



# CamiCakes

CamiCakes is not just a bakery but a brand committed to creating happiness. We are looking forward to becoming a vital part of the McKinney community by providing quality treats and making a positive impact on residents' lives

**CamiCakes has been open since July 2024, with 0 footprint in the state of Texas. In 2024, CamiCakes have Grossed over 145,000 in total revenue, on track for roughly \$300,000 over the course of a full year.**

**CamiCakes have since grown more popular in McKinney/ Collin County and is projected to reach at least \$350,000 in revenue in 2025.**

<b>2024 Gross Sales after 6 months open</b>	<b>2025 Projection</b>	<b>2026 Projection</b>	<b>2027 Projection</b>
\$145,000	\$350,000	\$4000,000	\$500,000

Sales Summary 

Sales Report



Jul 1 - Dec 31, 2024

Update

**Selected Locations:**  
Eldorado Plaza

**Top Numbers**

Net Sales	Discounts	Gross Sales	Tax Amount	Gratuity	Tips	Void Amount	Refund Amount	Deferred Amount
\$136,413.09	\$2,209.46	\$138,647.55	\$548.13	\$0.00	\$8,682.57	\$3,702.30	\$25.00	\$0.00

[Summary](#)

[Payment Types](#)

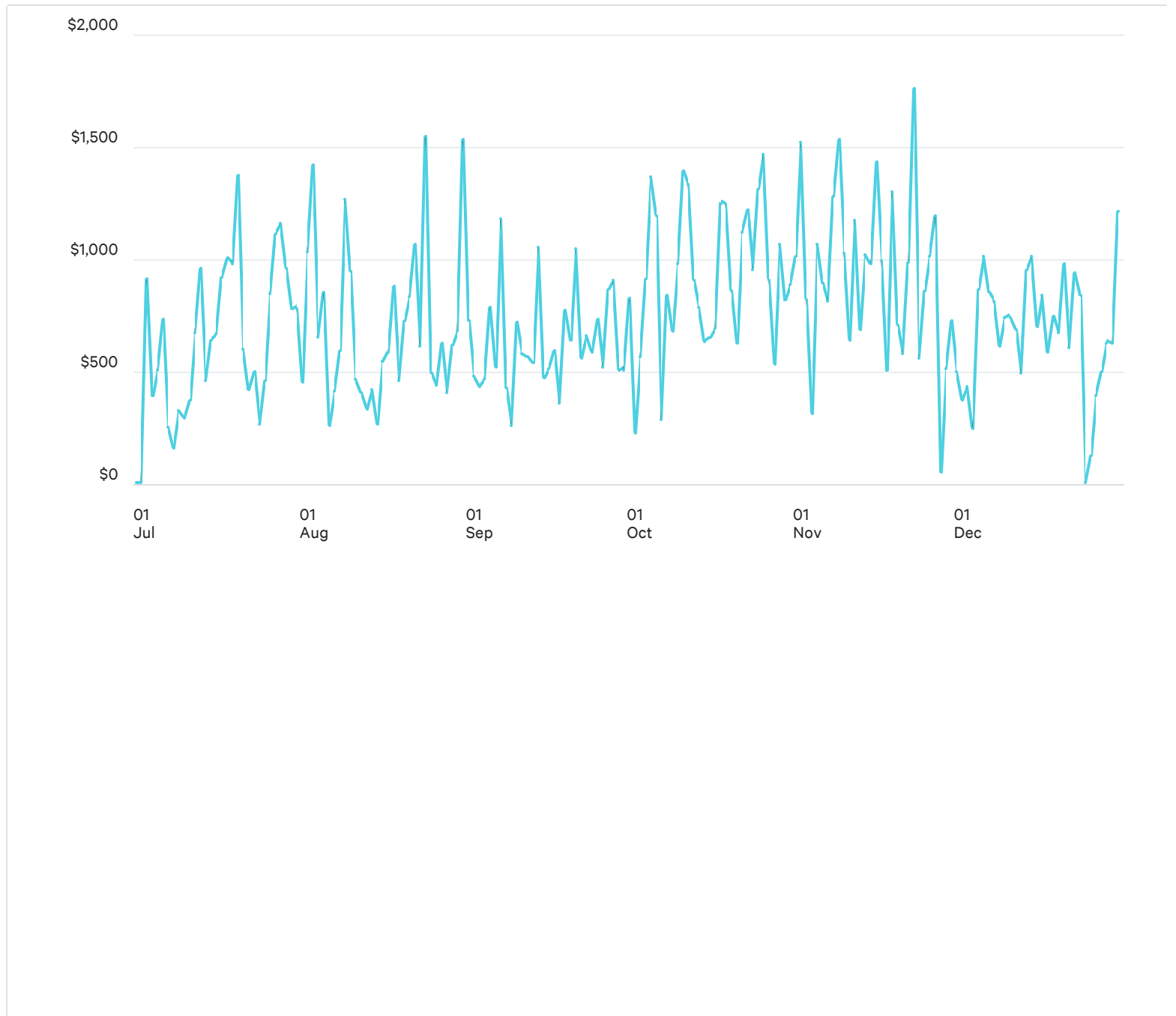
[Sales Categories](#)

[Revenue Centers](#)

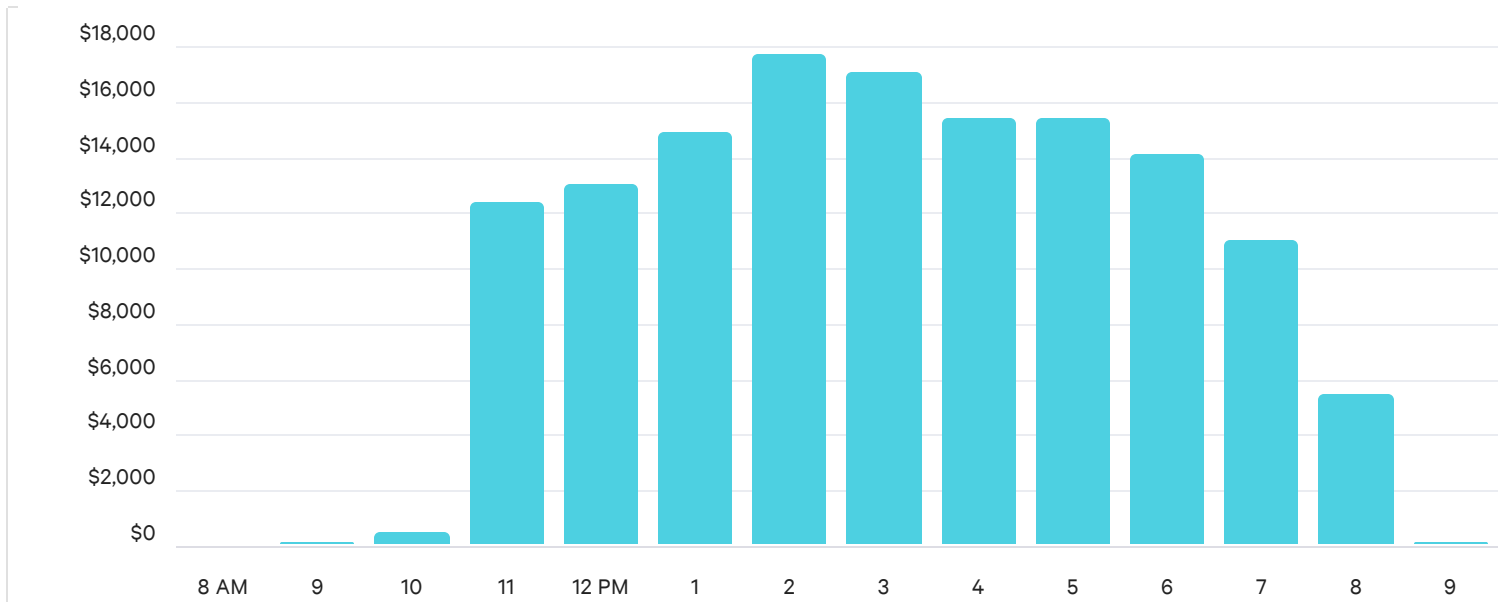
[Dining Options](#)

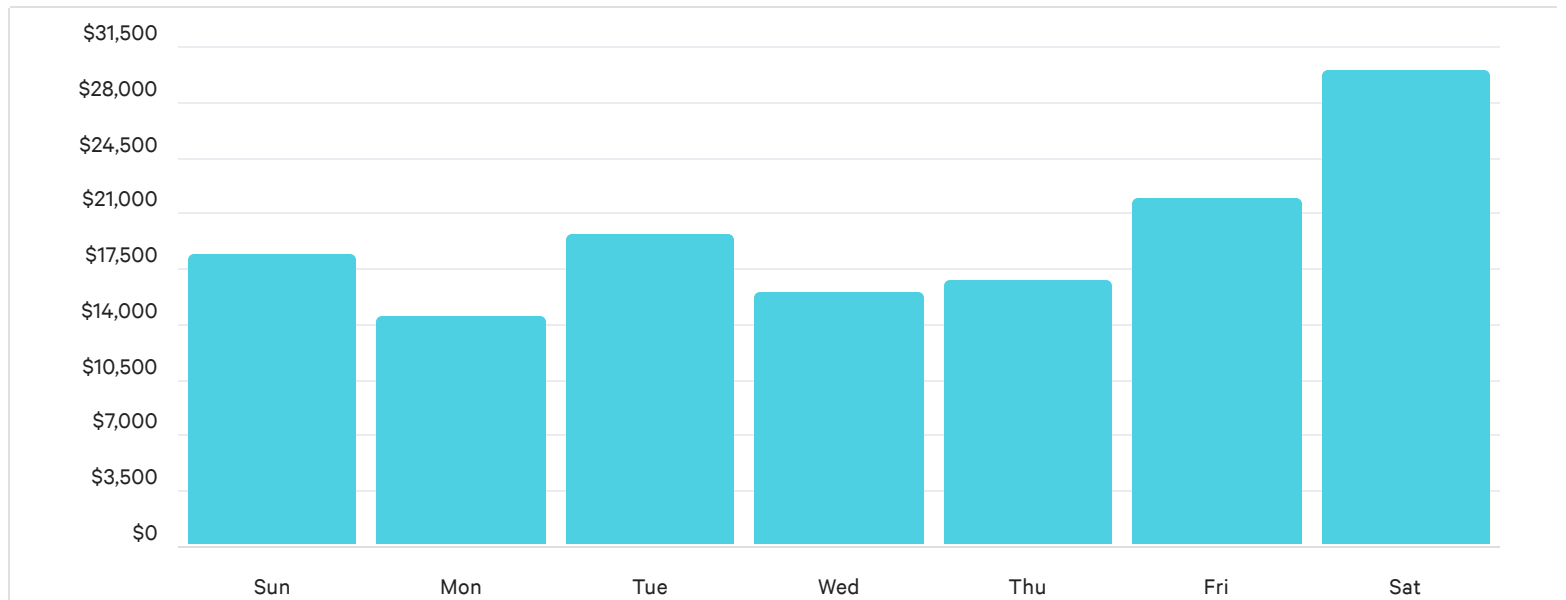
[Discounts](#)





### Net Sales by Time of Day





Required app version for CamiCakes - Eldorado Plaza: **2.82**

Restaurant ID: **219173**

© Toast, Inc. 2025. All rights reserved. [Support & training](#) [Privacy policy](#) [Terms of service](#)

[Merchant agreement](#) [System status](#)

# Nolan Norton

Nolan Norton is an accomplished business leader with a Master's degree in entrepreneurship from Temple University. He has experience working at respected companies like Allstate Insurance, JP Morgan, and Indeed. Norton has contributed to the Dallas-Fort Worth community through One Community Church in Plano and hosting investment properties in North Dallas-Fort Worth. His leadership and dedication make him well-qualified to lead the McKinney CamiCakes franchise.

- Active figure in Dallas-Fort Worth area
- Contributions at One Community Church in Plano
- Unique qualifications for day-to-day operations
- Commitment to local community



# Jonathan Dorce

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has been through rigorous trainings, learning the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

- Information Technology graduate from Florida A & M University
- Experience leading large teams with Fortune 500 companies (Johnson & Johnson, Discover Bank)
- Entrepreneur and owner of multiple rental units



## 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.

<b>Print or type.</b> See Specific Instructions on page 3.	<p><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.)</p> <p>Sugar Rush Holdings LLC</p>	
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p> <p>CamiCakes cupcakes</p>	
	<p><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.</p> <p><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</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>S</b></p> <p><small>Note: 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.</small></p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p><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"/></p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p>1439 Bartow Road</p>	<p>Requester's name and address (optional)</p>
	<p><b>6</b> City, state, and ZIP code</p> <p>Lakeland, Florida, 33801</p>	
	<p><b>7</b> List account number(s) here (optional)</p>	

### Part I Taxpayer Identification Number (TIN)

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 *How to get a TIN*, later.

Social security number										
or										
Employer identification number										
9	3	-	3	3	4	6	7	5	7	

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

### Part II Certification

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.

**Certification instructions.** 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>07-03-2024</b>
------------------	--------------------------	------------------------

### 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



February 26 2025

RE: Letter of Support for CamiCakes grease trap relocation

Dear Sugar Rush Holdings LLC dba CamiCakes:

I trust this letter finds you well. I am writing to express our wholehearted support for CamiCakes in the pursuit of a grease trap relocation and the associated grant application with the McKinney Community Development Corporation. As the owner of Eldorado Plaza, we want to convey our support for your endeavors

We want to assure you that we are fully supportive of your application and recognize the positive impact that the relocation will have on a continued partnership at Eldorado.

Thank you for your commitment and we look forward to the continued partnership and success of CamiCakes

Best Regards,

David C. Spagnolo  
Regional Senior Vice President – Dallas/Austin  
Whitestone REIT

[dspagnolo@whitestonereit.com](mailto:dspagnolo@whitestonereit.com) [www.whitestonereit.com](http://www.whitestonereit.com)