

Union Bear McKinney – TIRZ No. 1 Funding Request

308 W. Virginia Street, McKinney, TX 75069

Applicant: UB33 McKinney LLC

Category: Vacant/Underutilized Site – Request for Meritorious Exception

Letter of Intent

Sept 26, 2025

City of McKinney

Tax Increment Reinvestment Zone (TIRZ) Program

221 N. Tennessee Street

McKinney, TX 75069

Dear TIRZ Administrator,

On behalf of UB33 McKinney LLC, doing business as Union Bear McKinney, I am submitting this letter of intent to formally request consideration for TIRZ No. 1 reimbursement under the *Vacant/Underutilized* project category, with a *Meritorious Exception* based on the extraordinary scope and cost of public infrastructure improvements and historic preservation efforts required for the development of our site at 308 W. Virginia Street.

As the owner of 33 Restaurant Group, we are deeply rooted in the Downtown McKinney community. Our group has proudly operated Cadillac Pizza Pub since 2010 and The Yard since 2018—both of which are local institutions that have contributed meaningfully to the revitalization and charm of the Historic Town Center. In recognition of our long-term commitment and contributions to the city, 33 Restaurant Group was honored with the **2024 McKinney Chamber Community Award for Outstanding Business of the Year**, and The Yard was named the **2020 Development Project of the Year** by the City of McKinney.

Union Bear McKinney continues that legacy. This project transformed a long-underutilized historic property into a vibrant, full-service restaurant that preserves the site's architectural integrity while introducing a new neighborhood anchor for the community. In doing so, we encountered numerous challenges, including:

1. PUBLIC UTILITY INFRASTRUCTURE REPLACEMENT

Due to insufficient existing services, we were required to fully replace domestic water, fire water, storm, and sanitary sewer lines—at a cost of \$622,161.90. These systems now serve not only our project but also provide upgraded infrastructure for future development along Virginia and Church Streets.

2. FIRE SUPPRESSION SYSTEMS

We installed new fire sprinkler systems, alarms, and fire water supply lines to bring the building up to code and ensure long-term safety. This work totaled \$94,854.00.

3. ENVIRONMENTAL REMEDIATION

We conducted professional asbestos abatement and site testing prior to construction to ensure safety and compliance, totaling \$4,800.00.

4. CRITICAL MAINTENANCE (HISTORIC STRUCTURAL STABILIZATION)

Preserving the original building required full foundation replacement, masonry wall reinforcement, shoring, steel fabrication, and roof stabilization. These efforts totaled \$147,024.24 and were necessary to prevent collapse.

5. STREETScape & RIGHT-OF-WAY IMPROVEMENTS

As part of our sitework package, we made significant sidewalk, curb, and streetscape repairs in the public right-of-way totaling \$74,263.50.

Summary of Investment and Request

Reimbursement Request by Category	Amount
Utility Infrastructure	\$622,161.90
Streetscape Improvements	\$74,263.50
Fire Suppression Systems	\$94,854.00
Environmental Remediation	\$4,800.00
Critical Maintenance / Preservation	\$147,024.24
Total Reimbursement Requested	\$943,103.64

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The utility infrastructure upgrades completed as part of this project benefit far more than just our business—they eliminate a longstanding barrier to redevelopment in the district. This intensive and time-consuming work extended our timeline by more than six months and required a significant financial investment. Now, any future project along Virginia and Church Streets can tie into properly sized, modern utility systems without absorbing the burden we carried. These improvements correct long-deferred maintenance issues and bring long-term resilience to a key part of McKinney's Historic Town Center.

In addition to these infrastructure improvements, we are respectfully requesting reimbursement for several other categories of work that provide lasting public benefit and meet the City of McKinney's TIRZ policy guidelines. These include fire suppression systems, streetscape enhancements, environmental remediation, and critical maintenance to preserve the integrity of a historic structure in Downtown McKinney.

As outlined, we are seeking \$943,103.64 in total reimbursement. This amount reflects verified expenses across eligible categories, with a clear focus on infrastructure improvements and preservation efforts that extend beyond the footprint of our single project. We are applying under the Vacant/Underutilized project category, with a Meritorious Exception requested based on the extraordinary scope and cost of the public infrastructure upgrades and historic preservation required to redevelop our site.

We are honored to play a role in the ongoing revitalization of Downtown McKinney and are proud to invest in its long-term vibrancy. Thank you for your time and thoughtful consideration.

Sincerely,

Preston Lancaster

Owner, 33 Restaurant Group LLC, UB33 McKinney LLC, PRB33 LLC
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