



McKinney Community Development Corporation Agenda

Thursday, September 22, 2022

8:00 AM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

22-0848 [Minutes of the McKinney Community Development Corporation Meeting of August 25, 2022.](#)

Attachments: [Minutes](#)

22-0849 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of August 24,](#)

[2022.](#)

Attachments: [Minutes](#)

22-0850 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2022.](#)

Attachments: [Minutes](#)

REPORTS

22-0851 [Financial Report](#)

Attachments: [August Financial Statement](#)
[August Transmittal Letter](#)
[August Checks Issued](#)

22-0852 [Board and Liaison Reports](#)

[Board Chair](#)
[City of McKinney](#)
[Visit McKinney](#)
[McKinney Economic Development Corporation](#)
[McKinney Main Street/MPAC](#)
[McKinney Parks and Recreation](#)

Attachments: [Visit McKinney Report](#)
[MEDC Report](#)

22-0853 [President's Report](#)

Attachments: [Grant Funds Awarded - FY22](#)
[August Marketing Report](#)
[Final Report -- 21-15 Heard Craig](#)
[TUPPS Update](#)

REGULAR AGENDA

22-0854 [Consider/Discuss/Act on Retail Development Infrastructure Grant Application \(RI 22-02\) Submitted by The Cotton Mill in the Amount of Thirteen Thousand Seven Hundred Fifty-Four](#)

[and No/100 Dollars \(\\$13,754.00\) for Exterior Sewer Infrastructure Work Needed for the Completion of Additional Restrooms for a New Event Venue at the Property Located at 610 Elm Street in McKinney.](#)

Attachments: [Application Packet](#)
[Presentation](#)

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

BOARD OR COMMISSIONER COMMENTS

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

E. Section 551.087. Deliberation Regarding Economic Development Matters

Project RI 22-02 The Cotton Mill
Project 20-09 TUPPS Brewery & Entertainment Destination
Project Bluesky

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 16th day of September 2022 at or before 5:00 p.m.

Cindy Schneible
President

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.

22-0848



TITLE: Minutes of the McKinney Community Development Corporation Meeting of August 25, 2022.

SUPPORTING MATERIALS:

[Minutes](#)

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

AUGUST 25, 2022

The McKinney Community Development Corporation met in regular session in the City Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, August 25, 2022 at 8:00 a.m.

Board Members Present: Vice Chair Kathryn McGill, Secretary David Kelly, Treasurer Mary Barnes-Tilley, Board Members Jackie Brewer and Deborah Bradford, Board Alternate David Riche and Ad Hoc Member Joy Booth.

Absent: Chair Angela Richardson-Woods.

City Council Present: Mayor George Fuller, Councilwoman Geré Feltus and Councilman Patrick Cloutier.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Financial Compliance Manager Chance Miller, Director of Parks and Recreation Michael Kowski, Visit McKinney Executive Director Aaron Werner, MEDC President Peter Tokar, Main Street Interim Director Andrew Jones and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Vice Chair McGill called the meeting to order at 8:00 a.m. after determining a quorum was present. Father Peter Mullins of St. Peter's Episcopal Church delivered the invocation which was followed by the Pledge of Allegiance.

Vice Chair McGill called for public comments on non-public hearing agenda items, and there were none.

22-0780 Vice Chair McGill called for a motion on minutes of the McKinney Community Development Corporation meeting of July 28, 2022. Board members unanimously approved a motion by Secretary Kelly, seconded by Board Member Brewer, to approve the minutes.

22-0781 Vice Chair McGill called for the Financial Report. Financial Compliance Manager Chance Miller provided a review of the July financials. Revenues for July were approximately \$1.7 million, \$1.6 of which was

sales tax revenues and \$90,000 of which was interest income. Expenses for July totaled about \$4.5 million and included operating expenses of \$53,000, project expenses of \$87,000, \$2.6 million for the TUPPS project, \$320,000 for parks construction and \$1.2 million in debt service payments. This resulted in a net deficit for July of about \$2.8 million, but the year-to-date net surplus is \$4.5 million. Sales tax for July indicates a 7.9% increase over the same time period in 2021. However, when taking audit collections into consideration, our true increase was 15%. During this same period, Allen saw a 3.4% increase (true: 5%), Plano saw a 7.1% increase (true: 19%), and Frisco saw a 27.4% increase (true: 32%). Year-to-date sales tax for McKinney is 16.6%. Mr. Miller asked for questions. Secretary Kelly asked about Frisco's high increase, and Mr. Miller shared that it's possible that the Frisco increase is because they were negatively impacted more from Covid. Frisco's increase is more in line with other sister cities when comparing the data over a two-year period. There were no questions on the checks issued report.

22-0782 Vice Chair McGill called for Board and Liaison Reports. She acknowledged that Board members have been busy out in the community. Since the last meeting, MCDC has had representation at the MISD New Teacher Breakfast, Leadership McKinney Class of 2023 Welcome event, Affordable Housing Collaborative Discussion, Byron Nelson results presentation and lunch, Momentous Institute tour, McKinney Chamber's East Side Development Update and tonight we have several attending the Volunteer McKinney Awards event. Ms. McGill, Treasurer Barnes-Tilley and Board Member Riche shared that the excitement at the new teacher breakfast was encouraging.

City of McKinney. City Manager Paul Grimes shared that the FY 23 budget was presented to Council on August 12. The proposed budget includes \$191 million in general fund with a total budget of \$652 million

which includes capital improvement projects, water and utilities, risk and equipment replacement. There will be a public hearing on September 6 to discuss the proposed budget, and Council will adopt the budget shortly thereafter. The proposed budget reflects a four-cent rate reduction from .497 to .457, which still yields an effective rate increase of 2.81%, well below the current 9% rate of inflation. Council is continuing to deliberate on potential redistricting plans based on the 2010 census. Council has authorized staff to begin negotiations with SciFi Networks for a broadband, low latency rollout for McKinney. For the FY 23 budget, a new funding formula based on a per capita calculation, is being proposed for community grants and other items. The budget also includes a \$50,000 line item from hotel occupancy tax for Chestnut Square. Board Member Brewer and Treasurer Barnes-Tilley sought clarification regarding the funding for Chestnut Square. Mr. Grimes clarified that it will be allocated for their operating budget. Secretary Kelly added that SciFi is a finalist to lay the fiber network which can be used by various providers, thus fostering competition.

Visit McKinney. Executive Director Aaron Werner shared that it was exciting to see some of the data regarding the economic impact of the AT&T Byron Nelson, including 8,200 hotel rooms attributed back to the tournament. He added that most of the hotel properties are already blocked for the week of next year's tournament, as the Academy of Country Music Awards will be in Frisco that same week. Activity surrounding the NCAA D2 kicked off already with the Lone Star Conference media day at the MISD Stadium. Visit McKinney's promotional grant deadline is October 7, so new Board will hear presentations at their first meeting. The STAR report for July indicated occupancy rate of 70.5%, up 1.2% from July 2021, and the year-to-date increase is 8.8%. Average daily rate is up 14.7%, which is about \$12 per night. In tracking the city's tier 1 properties, data shows that McKinney is

in line with sister cities' average of a nightly rate of \$118. Mr. Werner announced that Rachel Tamez will be leaving Visit McKinney, and she will be missed greatly. He invited Board members to join in a farewell reception for Ms. Tamez today at 4:00 p.m. at Visit McKinney. Vice Chair McGill encouraged Board members to refer to Visit McKinney's report attached to the agenda for additional details.

McKinney Economic Development Corporation. Vice Chair McGill referred Board members to the report attached to the agenda.

McKinney Main Street/MPAC. Interim Director Andrew Jones shared that the Back to 80's Sip and Stroll was both fun and successful. He invited Board members to a meet and greet with Guido van Helten on August 31 at 4:00 p.m. and the ribbon-cutting event starting at 5:00 p.m. MPAC will host the Gatlin Brothers on September 10. Plans are underway for Oktoberfest, September 23-25, and this year's event will be ticketless. Credit card and digital pay options will be encouraged. This year's event will include the Oktoberfest Happy Hour on Friday, September 23, from 2:00 – 4:00 p.m. Additionally, Main Street and Visit McKinney are partnering to offer the McKinney to Munich giveaway. Other highlights of Oktoberfest include a keg tapping, weenie dog and wannabe races, and the Police versus Fire Departments stein holding competition. Downtown will host a boutique circus from October 11-22. Secretary Kelly verified that all vendors at Oktoberfest will take credit and debit cards and spoke favorably of this new procedure. Mr. Jones added that they are also adding an extra beer tent this year.

McKinney Parks and Recreation. Director Michael Kowski announced that Robinson Ridge Park will go before Council in September for approval of a construction contract. Three playgrounds (including Serenity and Finney) will be torn down next week and the equipment will be donated to other countries. New playgrounds will be installed soon. The old stage, which was funded by MCDC, is in demand with several

events booked, and the new stage will be delivered in about a year. There will be a ribbon-cutting ceremony for the newly named Gilda Garcia Garza Aquatic Center beginning at noon on September 17, which will be followed by a Mexican Independence event. Labor Day weekend will fill Al Rauchhaupt and Craig Ranch soccer fields. Al Rauchhaupt will also host a youth cricket tournament. Mr. Kowski shared that Flora Ray will be leaving the Parks Department to accept a position, and promotion, in the Procurement Services Department.

TUPPS Subcommittee. Board Member Bradford reported that the subcommittee continues to meet monthly with the TUPPS team. Work is focused on keeping the project on budget – as the impact of the escalation of construction costs and other factors come into play. Interviewing of finalists for BYOB businesses begins the first two weeks of September. These are the Bring Your Own Business silos. The schedule confirms a soft opening on target for December with grand opening celebration for complete site in early Spring.

22-0783 Vice Chair McGill called for the President's Report. President Cindy Schneible offered congratulations to Chair Richardson-Woods and Vice Chair McGill on their Board reappointments, to David Riche and Joy Booth for their appointments as full members who will now be seated at the dais, and to Jon Dell'Antonia as new Board alternate. Ms. Schneible stated that the Board will vote on project grants today and shared the remaining budget is \$681,520. MCDC hosted a lunch last week to kick off discussions regarding collaborative affordable housing solutions. Joining the discussion were Vice Chair McGill, Assistant City Manager Kim Flom, Housing and Community Development Manager Janay Tieken, Affordable Housing Administrator Cristel Todd, Habitat for Humanity CEO Celeste Cox and McKinney Housing Authority Board Member Ada Simmons. This group will meet regularly and will expand

participation as other potential partners are identified. The goal from the MCDC perspective is to identify how we can partner to have the biggest impact. Ms. Schneible shared that we have received notice from Archstreet McKinney withdrawing their grant application which was awarded for the District 121 hotel. Archstreet is changing architectural firms, which moves their project timeline back. They do plan to resubmit once their new plans are finalized. She encouraged Board members to review the attached marketing report.

Vice Chair McGill shared that the Board will be voting on several Project Grants that were presented at the July Board meeting. She reported that Areté Athletics withdrew their application, so we will not be voting on that grant today.

22-0784 Vice Chair McGill called for consideration/discussion/action on Project Grant application submitted by Heritage Guild of Collin County (#22-12) in the amount of seventy-three thousand seven hundred sixty-five and no/100 dollars (\$73,765.00) to fund renovations and enhancements to buildings located in Chestnut Square including restrooms, kitchen and landscaping at Bevel House, groom's suite at Chapel, and deck replacement and front office restoration at the Visitor Center. Amount requested represents 95% of total project cost. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Riche, to approve this agenda item.

22-0785 Vice Chair McGill called for consideration/discussion/action on Project Grant application submitted by McKinney Main Street (#22-14) in the amount of thirty-eight thousand two hundred and no/100 dollars (\$38,200.00) for Downtown lighting improvements and speaker updates. Amount requested represents 89% of total project cost. Board members

unanimously approved a motion by Board Member Bradford, seconded by Board Member Brewer, to approve this agenda item.

22-0786 Vice Chair McGill called for consideration/discussion/action on Project Grant application submitted by the Collin County History Museum (#22-15) in the amount of thirty-five thousand three hundred seventy-five and no/100 dollars (\$35,375.00) for the purchase of equipment and materials for the design, layout and construction of a "Created in Collin" exhibit at the museum. Amount requested represents 55% of total project cost. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Riche, to approve this agenda item.

22-0787 Vice Chair McGill called for a Public Hearing and consideration/discussion/action on Project Grant Application submitted by Adriatica Master Association (#22-16) in the amount of ninety-eight thousand three hundred ninety-two and no/100 dollars (\$98,392.00) to complete a privately-owned, publicly accessible harbor park at Adriatica Village including amphitheater-style seating with multi-level, 18" retaining wall seating, grade level observation decks, cobblestone stamped walkway, irrigation and sod. Amount requested represents 100% of total project cost. President Schneible explained that the July public hearing agenda item listed the applicant as Adriatica Business Association instead of Adriatica Master Association. Due to this clerical error, MCDC counsel advised MCDC to re-post and conduct another public hearing. President Schneible and Vice Chair McGill expressed appreciation to Caroline Perry for her flexibility and willingness to be available to present to the Board today again today. Caroline Perry shared that the Adriatica Master Association is a property owners association with 38 members that provides housing, office and retail services for McKinney residents. Their mission is to bring commerce and community to Adriatica Village by maintaining and improving the features and landscape of the Village.

She stated that the Village is likely the most photographed location in McKinney as the Croatian scenery and lake offers a beautiful setting. The large open field frequently hosts hot air balloons, and the lake is a popular spot for fishing, canoeing and paddle boarding. The Adriatica Business Association hosts 12 to 15 events in the public area each year that have attracted as many as 1,000 visitors, and event proceeds are donated to local nonprofits. Ms. Perry stated that the Adriatica Master Association has developed, maintained and improved the multi-acre open green space that is recognized beyond the City. They have completed numerous projects outside the developer scope to enhance the area and provide better connectivity to the City's existing pedestrian paths. To date, they have spent about \$200,000 on these improvements, not including maintenance expense. One phase remains which is to complete the harbor park area to beautify the area and make it a safer environment. Currently, the amphitheater bowl constantly erodes and creates dangerous conditions for the heavy foot traffic experienced daily. This grant request would provide funding to build amphitheater-style seating into the slope with multi-level, 18" concrete seating and grade level observation decks to the south of the seating area. It will also allow for the completion of 320 additional linear feet of cobblestone-stamped walkway and provide for irrigation and signage. Ms. Perry stated that this final phase would be complete about 180 days after the approval of this grant. Ms. Perry stated that if the project goes over budget, those expenses will be funded through special assessment. Ms. Perry shared that they have discussed the project with Parks Director Michael Kowski, and he is in support of the project and has stated that he welcomes being able to incorporate Adriatica into the City Parks programming. The return of the Smiles Charity event, music and arts festivals and community and family movie are among the highly anticipated benefits of enhancing this area. The space will be activated for free events and recreational value

for McKinney residents and visitors. Vice Chair McGill asked for public comments. She and Board Member Brewer encouraged public participation in these public hearings and Board meetings. Board members unanimously approved a motion by Board Member Brewer, seconded by Secretary Kelly, to close the public hearing. Board members unanimously approved a motion by Board Member Bradford, seconded by Treasurer Barnes-Tilley, to approve this agenda item.

22-0788 Vice Chair McGill called for consideration/discussion/action on Project Grant application submitted by City of McKinney (#22-18) in the amount of seven million and no/100 (\$7,000,000.00) for the publicly accessible open space courtyard and plaza to be constructed as part of the new City of McKinney Municipal Complex. Amount requested represents 7% of total project cost. Board members unanimously approved a motion by Secretary Kelly, seconded by Board Member Riche, to approve this agenda item. President Schneible reminded Board members that this will be funded from MCDC fund balance.

22-0789 Vice Chair McGill called for a Public Hearing and consideration/discussion/action on Retail Development Infrastructure Grant application (RI 22-02) submitted by The Cotton Mill in the amount of thirteen thousand seven hundred fifty-four and no/100 dollars (\$13,754.00) for exterior sewer infrastructure work needed for the completion of additional restrooms for a new event venue at the property located at 610 Elm Street in McKinney. Chandler Casey introduced himself and McCall Casey and shared that The Cotton Mill is a landmark retail location just off Highway 5, and they have been in McKinney for about 26 years, slowly renovating the historic Cotton Mill. They are requesting funds for a new sewer line. They are adding restrooms needed to bring their new event hall, The Atrium, up to code. The sewer line is exterior to the property line and goes along the parking lot out to

Elm Street. Their bid for the project was \$27,508.50 and includes new street paving, trench safety plan, PSI Testing Lab, parking lot concrete, wall opening for the line and trench safety protection equipment. They are requesting \$13,754.25. Their goal for the project was to be complete for Fall and Winter events, so they began work a couple of months back, and the project is now complete. Due to the timing of the project, they are presenting the already completed project for reimbursement. Secretary Kelly sought clarity on their reason for completing the project prior to completing a grant application, and Chandler McCall clarified that their timing did not fit within the grant cycles. Vice Chair McGill asked for additional Board and public comments. Board Member Bradford thanked the applicants for their consistent attendance at MCDC Board meetings. Board members unanimously approved a motion by Treasurer Barnes-Tilley, seconded by Board Member Brewer, to close the public hearing.

Vice Chair McGill called for public comments on matters not on the agenda, and there were none.

Vice Chair McGill called for Board comments. Secretary Kelly commented on the outstanding event hosted by Salesmanship Club and shared that the 2022 Byron Nelson raised over \$7 million for Momentous Institute. Mr. Kelly congratulated David Riche and Joy Booth on their Board appointments.

Vice Chair McGill recessed the meeting into Executive Session at 8:56 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project 22-12 (Heritage Guild), Project 22-14 (McKinney Main Street), Project 22-15 (Collin County History Museum), Project 22-16 (Adriatica Master Association), Project RI 22-02 (The Cotton Mill), Project BlueSky and Project 20-09 (TUPPS Brewery & Entertainment Destination).

Vice Chair McGill reconvened the meeting of McKinney Community Development Corporation back into regular session at 9:48 a.m.

Vice Chair McGill called for action on Executive Session discussion. Board members unanimously approved a motion by Board Member Bradford, seconded by

Secretary Kelly, to approve an extension to the term sheet for Project BlueSky as discussed in Executive Session.

Vice Chair McGill called for a motion to adjourn. Board members unanimously approved a motion by Secretary Kelly, seconded by Board Member Riche, to adjourn.

Vice Chair McGill adjourned the meeting at 9:49 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MCDC members on: _____

ANGELA RICHARDSON-WOODS
Chairman

DAVID KELLY
Secretary

22-0849



TITLE: Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of August 24, 2022.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
TUPPS Project Subcommittee
August 24, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met via Zoom at 8:30 a.m. on August 24, 2022.

MCDC board members present via Zoom: Chair Angela Richardson-Woods, Secretary David Kelly and Board Member Deborah Bradford.

Staff present: MCDC President Cindy Schneible, Trevor Minyard, McKinney Strategic Services Director and MCDC Administrative and Marketing Coordinator Linda Jones.

Others present: Brenda Spinelli, MCDC Owners Rep, and Keith Lewis and Chase Lewis from TUPPS.

Keith Lewis provided a status update on the project.

Regarding budget, buyout is still not at 100%, and the budget is seeing the impact of inflationary costs of construction. The team is evaluating and considering various cost reduction efforts, including several to the tap room.

Interviews for the Bring Your Own Business initiative are being scheduled for the first two weeks of September.

Regarding project timeline, they are on schedule for a soft opening in December with a grand opening celebration in early Spring.

The meeting adjourned approximately 9:35 a.m.

These minutes were approved by the MCDC Board on _____.

ANGELA RICHARDSON-WOODS
Chair

DAVID KELLY
Secretary

22-0850



TITLE: Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2022.

SUPPORTING MATERIALS:

[Minutes](#)

**McKinney Community Development Corporation
TUPPS Project Subcommittee
September 13, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met onsite at the new TUPPS location at 8:30 a.m. on September 13, 2022.

MCDC board members present: Board Member Bradford; Chair Angela Richardson-Woods and Secretary David Kelly joined via Zoom.

Staff present: MCDC President Cindy Schneible and MCDC Administrative and Marketing Coordinator Linda Jones.

Others present: Brenda Spinelli, MCDC Owners Rep; Keith Lewis and Chase Lewis from TUPPS; Zeb Young from SpawGlass.

Keith Lewis provided a status update on the project.

- Brewery building is underway with columns and trusses nearly complete.
- Will be adding two additional dumpsters and pads to the site. Silo pads will be poured following dumpster pads.
- Working with Fire Department on variance for area near tap room.
- Fire lanes are nearing completion which will allow work on the taproom and the kitchen pad to be poured.
- Big Bass Towing blocks and materials for kitchen and brewery building are on site.
- Electrical panel should be received in early December.
- Elevator for the Brewery building should be delivered early January, so an application for a Temporary Certificate of Occupancy will be submitted, in order to allow tests of brewery equipment installed on the ground floor.

Regarding budget, the team is still determining ways to keep the project within budget while facing challenges of construction cost increases and other factors including additional water and sewer requirements and insulation to the brewery building, and other items not included in the original project scope.

Interviews for the B.Y.O.B. program have begun, and the candidates all have great stories to share. Thus far, several have been identified as good matches for the program.

TUPPS will plan to stop brewing at the current site on December 31. Current fermenters and tanks will be moved to the new site, and all other equipment will be sold. The team is coordinating shipping and storage schedules with wholesalers to ensure minimum impact to supply available for retail sale.

Additional conversation centered around potentially phasing in some elements of the project and the importance of staying true to the community gathering spaces as originally presented and planned.

The meeting adjourned approximately 9:35 a.m., and was followed by a walk of the construction site.

These minutes were approved by the MCDC Board on _____.

ANGELA RICHARDSON-WOODS
Chair

DAVID KELLY
Secretary

22-0851



TITLE: Financial Report

SUPPORTING MATERIALS:

[August Financial Statement](#)

[August Transmittal Letter](#)

[August Checks Issued](#)

McKinney Community Development Corporation
Summary Operating Statement
August 2022 (92% of FY Complete)

						Monthly Comparison		YTD Comparison	
Revenues	FY22 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 17,749,025	\$ 1,977,131	\$ 18,940,199	\$ (1,191,174)	106.7%	\$ 1,479,085	\$ 498,046	\$ 16,269,940	\$ 2,670,259
Interest Income	70,000	134,896	395,326	(325,326)	564.8%	5,833	129,063	64,167	331,159
Contributions & Donations - Other Capital	-	-	1,000,000	(1,000,000)	-	-	-	-	1,000,000
Total Revenues	\$ 17,819,025	\$ 2,112,027	\$ 20,335,524	\$ (2,516,499)	114.1%	\$ 1,484,919	\$ 627,109	\$ 16,334,106	\$ 4,001,418
Expenses	FY22 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 305,793	\$ 21,368	\$ 269,249	\$ 36,544	88.0%	\$ 25,483	\$ 4,114	\$ 280,310	\$ 11,062
Supplies Expense	17,250	65	1,217	16,033	7.1%	1,438	1,373	15,813	14,595
Maintenance Expense	2,500	-	-	2,500	0.0%	208	208	2,292	2,292
Services/Sundry	659,953	19,613	417,045	242,908	63.2%	54,996	35,383	604,957	187,912
Capital	83,540	-	-	83,540	0.0%	6,962	(6,962)	76,578	76,578
Total Administrative	\$ 1,069,036	\$ 41,046	\$ 687,511	\$ 381,525	64.3%	\$ 89,086	\$ 34,117	\$ 979,950	\$ 292,438
Projects									
Community Grants & Projects	\$ 21,476,846	\$ 114,939	\$ 2,311,291	\$ 19,165,555	10.8%	\$ 1,789,737	\$ 1,674,798	\$ 19,687,109	\$ 17,375,818
Capital	165,255	14,850	101,970	63,285	0.0%	13,771	(1,079)	151,484	49,514
Other Project Expenses	142,422	1,480	21,869	120,553	15.4%	11,869	10,389	130,554	108,684
Total Projects	\$ 21,784,523	\$ 131,269	\$ 2,435,130	\$ 19,349,393	11.2%	\$ 1,815,377	\$ 1,684,108	\$ 19,969,146	\$ 17,534,016
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 160,417	\$ 14,583	91.7%	\$ 14,583	\$ -	\$ 160,417	\$ -
Insurance & Risk Fund	921	77	844	77	91.7%	77	-	844	-
Park Construction Fund	15,696,632	212,833	4,517,552	11,179,080	28.8%	1,308,053	1,095,220	14,388,579	9,871,028
MPAC	375,000	31,250	343,750	31,250	91.7%	31,250	-	343,750	-
Buildings & Structures	12,769,982	-	4,285,120	8,484,862	33.6%	1,064,165	1,064,165	11,705,817	7,420,696
MCDC Debt Service Payments	1,055,000	-	1,055,000	-	100.0%	87,917	87,917	967,083	(87,917)
MCDC Debt Service I & S	663,284	-	663,284	0	100.0%	55,274	55,274	608,010	(55,273)
Paying Agent	1,000	-	400	600	40.0%	83	83	917	517
Total Non-Departmental	\$ 30,736,819	\$ 258,743	\$ 11,026,367	\$ 19,710,452	35.9%	\$ 2,561,402	\$ 2,302,659	\$ 28,175,417	\$ 17,149,051
Total Expenses	\$ 53,590,378	\$ 431,058	\$ 14,149,008	\$ 39,441,370	26.4%	\$ 4,465,865	\$ 4,020,884	\$ 49,124,513	\$ 34,975,505
Net	\$ (35,771,353)	\$ 1,680,969	\$ 6,186,517			\$ (2,980,946)	\$ 4,661,915	\$ (32,790,407)	\$ 38,976,923
FY22 Beginning Fund Balance	\$ 61,429,111								
Add FY22 Budgeted Revenue	17,819,025								
Less FY22 Budgeted Expenses	(53,590,378)								
FY22 Projected Ending Fund Balance	\$ 25,657,758								

McKinney Community Development Corporation
Project Details - August 2022

Community 4B Projects	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 400,000	\$ -	\$ 200,000	\$ 200,000
City of McKinney - Department of Housing and Community Dev	2018-2019	4B1909	35,098	-	34,983	115
Habitat for Humanity of Collin County	2019-2020	4B2003	503,311	-	489,592	13,720
St. James CME Church	2019-2020	4B2012	150,000	-	-	150,000
McKinney Roots	2020-2021	4B2105	15,000	-	15,000	-
McKinney Parks Foundation	2020-2021	4B2110	6,235	3,876	4,624	1,612
Heritage Guild of Collin County	2020-2021	4B2112	125,000	-	78,479	46,521
Habitat for Humanity of Collin County	2020-2021	4B2113	200,000	19,977	151,701	48,299
Collin County Habitat for Humanity – Cotton Groves Amenity Center	2020-2021	4B2114	125,000	-	121,090	3,910
Heard Craig Center for the Arts – Funding for facility repairs and im	2020-2021	4B2115	239,494	1,150	239,383	111
Collin County Children's Advocacy Center – Infrastructure Improven	2020-2021	4B2116	250,000	-	250,000	-
Heard Museum	2021-2022	4B2201	30,000	-	-	30,000
McK Parks Foundation	2021-2022	4B2202	15,600	-	13,149	2,451
Housing & Community Development	2021-2022	4B2204	160,000	1,964	34,328	125,672
Boys & Girls Club of Collin County	2021-2022	4B2207	147,746	33,672	140,140	7,606
Hugs Greenhouse	2021-2022	4B2208	14,159	-	-	14,159
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	700,000	-	-	700,000
Habitat for Humanity of Collin County - Renovations	2021-2022	4B2212	73,765	-	-	73,765
Main Street - Downtown lighting improvements and speaker upgrad	2021-2022	4B2214	38,200	-	-	38,200
Colin County History Museum - Construction	2021-2022	4B2215	35,375	-	-	35,375
Adriatica Businesss Association	2021-2022	4B2216	98,392	-	-	98,392
Undesignated FY 2022 Budget			402,248	-	-	402,248
Total Community 4B Projects			\$ 3,764,624	\$ 60,638	\$ 1,772,468	\$ 1,992,156

Promotional and Event Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Tupps Brewery Music Festival	2019-2020	PC2006	\$ 9,500	\$ -	\$ -	\$ 9,500
McKinney Lacrosse Club - 2020 Turlaxin'	2019-2020	PC2009	4,221	-	-	4,221
Odysseus Chamber Orchestra - 2020-2021 Concert Series	2019-2020	PC2013	537	-	-	537
McK Community Band - Three Performances	2019-2020	PC2015	2,654	-	-	2,654
MISD Athletics - NCAA D2 Football Game	2019-2020	PC2016	15,000	-	-	15,000
Ovation Academy of Performing Arts - 2020-2021 Season	2019-2020	PC2017	434	-	-	434
McK Rotary Foundation - Parade of Lights	2019-2020	PC2019	6,000	-	-	6,000
McK Main Street - Home for the Holidays	2019-2020	PC2021	710	-	-	710
SBG Hospitality-2021 Spring Sip & Stroll Series	2020-2021	PC2102	1,629.23	-	1,629	-
CC History Museum-2021 Then & Now	2020-2021	PC2104	2,500	-	2,500	-
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	1,125
McKinney Garden Club-2021 Art Meets Floral	2020-2021	PC2106	5,000	-	5,000	-
Ovation Academy of Performing Arts-2021 Spring/Summer Producti	2020-2021	PC2107	2,482	-	948	1,534
Heritage Guild of CC - Farmers Market, Educational Programming, C	2020-2021	PC2111	9,334	-	9,334	-
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebr	2020-2021	PC2112	8,475	-	6,457	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	10,000	-	9,565	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	15,000	-	13,779	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	15,000	-	14,495	505
SBG Hospitality - 2021 Wine & Music Festival	2020-2021	PC2116	7,500	-	7,500	-
McKinney Main Street - Oktoberfest and Home for the Holidays	2020-2021	PC2117	12,000	-	12,000	-
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	7,500	-	7,437	63
McKinney Philharmonic Orchestra - 6 Performances (2021-2022 See	2020-2021	PC2119	8,900	-	8,900	-
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	-	9,500
Heritage Guild of CC - Chestnut Square Events	2021-2022	PC2202	12,000	-	10,618	1,382
SBG Hospitatlity - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	-	10,000
Ovation Academy of Performing Arts - 2022 Spring/Summer Produc	2021-2022	PC2204	5,000	-	4,550	450
Kiwanis Club of McKinney - 2022 Triathlon	2021-2022	PC2205	3,000	3,000	3,000	-
Millhouse Foundation - 2022 Arts Festivals	2021-2022	PC2206	5,000	-	3,316	1,684
St. Peter's Episcopal Church -2022 Empty Bowls	2021-2022	PC2207	8,500	-	8,500	-
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	3,000	-	800	2,200
ManeGait - 2022 Country Fair	2021-2022	PC2209	7,500	-	7,500	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	7,500	-	4,000	3,500
Holy Family School (w/Legacy Keepers)	2021-2022	PC2212	4,000	-	-	4,000
Main Street - Arts in Bloom & Juneteenth	2021-2022	PC2213	12,000	-	-	12,000
McKinney Lacrosse - Turlaxin Tournament	2021-2022	PC2214	3,054	500	500	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (202	2021-2022	PC2215	11,667	-	-	11,667
Odysseus (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	13,760	1,188	1,188	12,572
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Seri	2021-2022	PC2217	13,751	-	-	13,751
Legacy Keepers of Old East McK - Dia de los Muertos	2021-2022	PC2218	14,420	-	-	14,420
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	-	7,388
McKinney Main Street - 2022 Oktoberfest and Home for the Holiday	2021-2022	PC2220	11,820	-	-	11,820
Collin County Master Gardeners - 2023 McKinney Garden Show	2021-2022	PC2221	9,850	-	-	9,850
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	-	9,850
Adriatica Business Association - 2022 events: Fall Flavors Wine Wall	2021-2022	PC2223	2,463	-	-	2,463
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	-	2,955
Undesignated FY 2022 Budget			22	-	-	22
Total Promotional & Event Grants			\$ 345,501	\$ 4,688	\$ 143,515	\$ 201,986

Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Haddington Fund LP	2020-2021	RI2101	\$ 25,000	\$ -	\$ 25,000	\$ -
James West Architect	2020-2021	RI2102	25,000	9,850	9,850	15,150
Gather	2020-2021	RI2103	9,000	-	8,976	24
Neathery Estate	2020-2021	RI2104	25,000	-	25,000	-
Undesignated FY 2022 Budget			120,000	-	-	120,000
Total Retail Development Infrastructure Grants			\$ 204,000	\$ 9,850	\$ 68,826	\$ 135,174

Economic Development Grants	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ -	\$ 400,000
Archstreet McKinney - District 121 Hotel	2021-2022	4B2209	250,000	-	-	250,000
Undesignated FY 2022 Budget			4,492,357	-	-	4,492,357
Total Economic Development Grants			\$ 5,142,357	\$ -	\$ -	\$ 5,142,357

Special Projects	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,897,893	-	-	2,897,893
Tupps Brewery	2019-2020	4B2009	12,935,237	14,850	4,387,090	8,548,146
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,522,471	39,763	326,482	3,195,989
Total Special Projects			\$ 24,955,601	\$ 54,613	\$ 4,713,572	\$ 20,242,029

Park Construction Fund	FY Board Approved	Project Code	Budget FY22	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 14,409	\$ (9,789)	\$ (9,789)	\$ 24,198
Hike & Bike Trail Construction	2016-2017	PK1213	588,586	-	4,241	584,345
Prosper ISD Neighborhood Park	2016-2017	PK1643	705,000	-	500,588	204,412
Cottonwood Park Redevelopment	2018-2019	PK1737	38,055	38,054	38,054	1
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	1,158,950	-	1,001,389	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	51,345	-	15,217	36,128
JMAC Improvements	2018-2019	PK1823	33,917	18,802	30,584	3,333
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	5,442,479	-	-	5,442,479
Finch Park Phase V	2019-2020	PK2039	1,854,288	111,873	1,595,731	258,556
Parks Master Plan	2019-2020	PK2040	75,659	-	26,758	48,901
Bonnie Wenk Park Outdoor Equipment	2019-2020	PK2062	5,192	-	5,192	-
OSCR Aquatic and Park Renovation	2019-2020	PK2041	993,504	-	485,901	507,603
Greens Neighborhood Park	2020-2021	PK2109	1,700,000	8,075	25,488	1,674,513
Towne Center Park Improvement	2020-2021	PK2113	53,259	-	42,261	10,998
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	-	-	65,417
Parks Accessibility	2016-2017	PK4325	157,765	-	50,507	107,258
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	778,083	-	551,192	226,890
Towne Lake Parke Enrichment	2020-2021	PK4393	180,075	18,300	67,211	112,864
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	159,324	27,518	73,297	86,028
Community Center Renovation	2019-2020	PK4397	1,145,000	-	-	1,145,000
Old Settler's Renovation	2018-2019	PK4398	57,351	-	13,730	43,622
Parks Projects (Umbrella)	2020-2021	PK4399	38,975	-	-	38,975
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,696,632	\$ 212,833	\$ 4,517,552	\$ 11,179,080

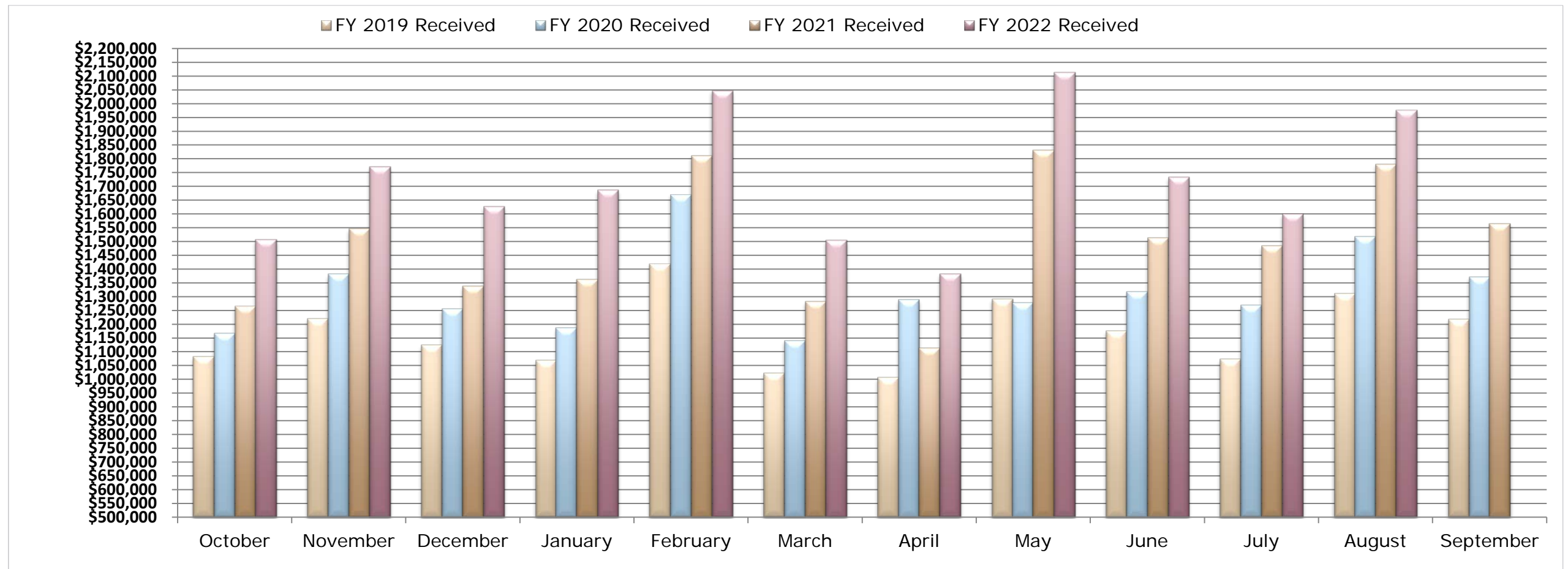
* Other City of McKinney Projects in Eco/Comm Project Allocations

McKinney Community Development Corporation

Sales Tax Revenue

August 2022 (92% of FY Complete)

Month Received	FY 2017 Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	Difference to FY 2021	Variance to FY 2021	% of Budget
October	\$1,032,847	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$239,043	18.9%	8.5%
November	1,148,939	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473	223,198	14.4%	9.9%
December	929,699	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682	288,637	21.6%	9.1%
January	985,393	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	324,945	23.9%	9.5%
February	1,334,043	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	236,019	13.0%	11.5%
March	891,649	980,238	1,021,757	1,140,182	1,281,889	1,503,190	221,301	17.3%	8.4%
April	880,093	930,962	1,006,335	1,288,819	1,113,662	1,381,890	268,228	24.1%	7.8%
May	1,208,091	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453	280,476	15.3%	11.8%
June	932,936	1,011,758	1,174,600	1,316,761	1,513,303	1,732,613	219,310	14.5%	9.7%
July	1,019,409	1,125,759	1,072,098	1,267,094	1,482,555	1,600,462	117,907	8.0%	9.0%
August	1,206,441	1,306,035	1,310,882	1,516,349	1,780,053	1,977,131	197,079	11.1%	11.1%
September	967,150	1,136,996	1,216,602	1,369,952	1,564,200				
Total	\$12,536,690	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$18,940,199	\$2,616,143	16.0%	106.7%

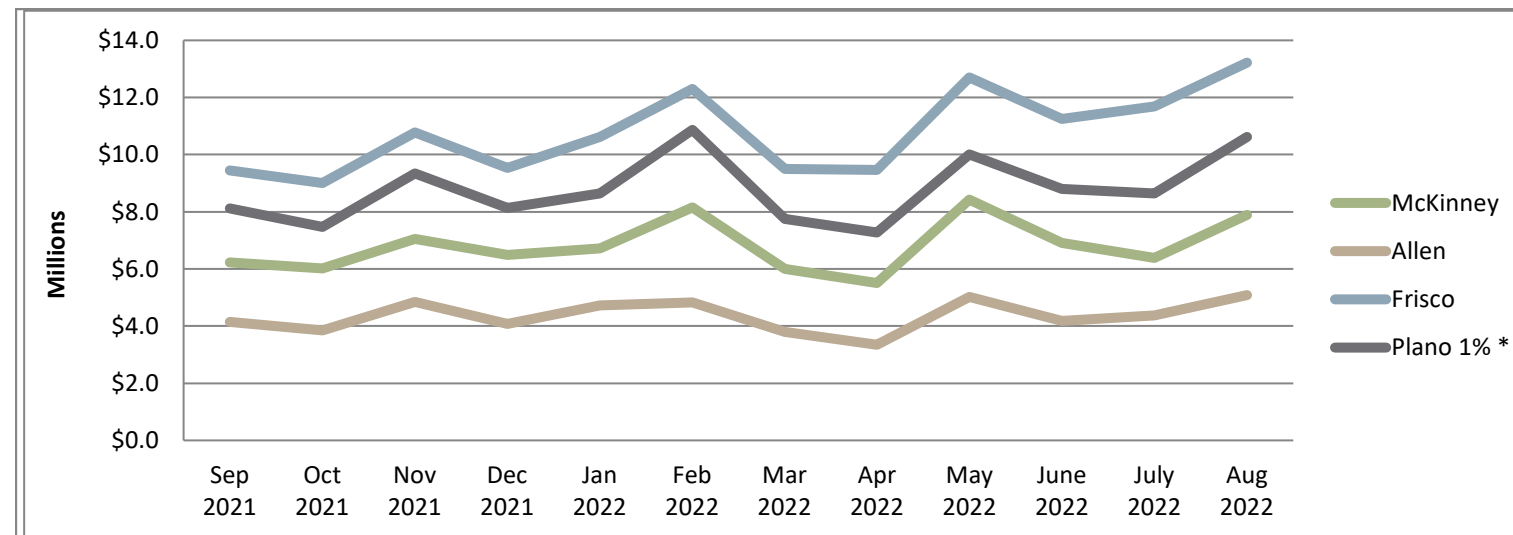


TOTAL SALES TAX COLLECTED

Sister City Comparison

Aug 2022	McKinney	Allen	Frisco	Plano (1%) *
Diff to LY	\$786,663	\$179,036	\$2,384,137	\$1,416,433
Var to LY	11.1%	3.6%	22.0%	15.4%

Year To Date	McKinney	Allen	Frisco	Plano (1%) *
Diff to LY	\$10,441,511	\$3,382,192	\$23,542,240	\$14,450,204
Var to LY	16.0%	7.6%	24.4%	17.4%



Year-to-Date Collections

FY 2021	McKinney	Allen	Frisco	Plano 1% *
Oct 2020	\$5,050,296	\$3,346,870	\$7,215,054	\$6,337,483
Nov 2020	6,167,503	4,116,373	8,578,551	8,387,377
Dec 2020	5,330,461	3,514,816	8,019,758	6,966,038
Jan 2021	5,423,992	3,739,118	8,371,047	6,776,005
Feb 2021	7,226,145	5,256,089	10,905,133	9,958,094
Mar 2021	5,109,790	3,392,762	7,755,264	6,713,629
Apr 2021	4,436,818	2,947,251	6,492,629	6,075,688
May 2021	7,306,027	5,160,603	10,256,756	7,578,152
June 2021	6,035,331	4,143,070	8,925,839	7,724,923
July 2021	5,912,226	4,226,351	9,178,105	7,382,192
Aug 2021	7,101,746	4,906,010	10,837,067	9,196,741
FY 2021 Total	\$65,100,335	\$44,749,312	\$96,535,206	\$83,096,323

FY 2022	McKinney	Allen	Frisco	Plano 1% *
Oct 2021	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711
Nov 2021	7,058,141	4,849,938	10,769,146	9,338,127
Dec 2021	6,482,918	4,084,457	9,538,614	8,137,176
Jan 2022	6,721,668	4,727,823	10,623,234	8,639,882
Feb 2022	8,148,520	4,834,584	12,301,140	10,868,056
Mar 2022	5,992,894	3,793,789	9,507,244	7,749,110
Apr 2022	5,507,596	3,346,911	9,465,184	7,275,415
May 2022	8,425,840	5,015,994	12,705,949	10,008,211
June 2022	6,910,418	4,175,630	11,243,020	8,804,166
July 2022	6,381,719	4,369,850	11,695,836	8,644,500
Aug 2022	7,888,410	5,085,047	13,221,204	10,613,174
FY 2022 Total	\$75,541,846	\$48,131,504	\$120,077,445	\$97,546,527

* State Comptroller reports 1% sales tax for City of Plano and 1% for DART. All other Sister Cities represent 2% sales tax.

McKinney Community Development Corporation

Balance Sheet

August 2022

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 66,289	\$ -	\$ -	\$ 66,289
Investments	64,292,182	-	-	64,292,182
Interest Receivable - Investments	747	-	-	747
Accounts Receivable	-	-	-	-
Security Deposits	13,499	-	-	13,499
Deferred Charges - Prepaid Items	-	-	-	-
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	103,383	103,383
Capital/Construction in Progress*	-	-	798,025	798,025
GASB 68 & 75/TMRS Actuarial	-	11,158	-	11,158
GASB 68 & 75/TMRS Assumption Change	-	1,887	-	1,887
GASB 68 & 75/TMRS Investment	-	-	-	-
GASB 68 & 75/TMRS Contributions	-	24,912	-	24,912
GASB 68 & 75/OPEB Actuarial	-	525	-	525
GASB 68 & 75/OPEB Assumption Change	-	8,639	-	8,639
GASB 68 & 75/OPEB Contributions	-	-	-	-
General Long Term Debt	-	-	-	-
Total Assets	\$ 64,372,717	\$ 47,121	\$ 7,181,397	\$ 71,601,235
Liabilities				
Vouchers Payable	\$ 25,054	\$ -	\$ -	\$ 25,054
Accrued Payroll Payable	-	-	-	-
Compensated Absences	-	55,016	-	55,016
Bonds Payable Interest	-	82,910	-	82,910
Bonds Payable Current	-	1,055,000	-	1,055,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	17,295,000	-	17,295,000
TMRS Pension Liability	-	96,810	-	96,810
OPEB Liability	-	53,632	-	53,632
TMRS Actuarial Experience	-	1,079	-	1,079
TMRS Investment Experience	-	19,981	-	19,981
OPEB Actuarial Experience	-	7,941	-	7,941
OPEB Contributions	-	27	-	27
Total Liabilities	\$ 27,554	\$ 18,667,395	\$ -	\$ 18,694,950
Fund Equity				
Unreserved Fund Balance *	\$ 57,842,311	\$ (18,620,274)	\$ -	\$ 39,222,037
Reserved for Encumbrances*	6,496,556	-	-	6,496,556
Reserved for Prepaids	6,295	-	-	6,295
Investment in Capital Assets	-	-	7,181,397	7,181,397
Total Fund Equity	\$ 64,345,163	\$ (18,620,274)	\$ 7,181,397	\$ 52,906,286
Total Liabilities and Equity	\$ 64,372,717	\$ 47,121	\$ 7,181,397	\$ 71,601,235
Unreserved Fund Balance *				
Committed Projects Reserve:				
Community Projects	\$ 1,589,908			
Discretionary Prom & Comm Grants	201,964			
Retail Development Infrastructure Grants	15,174			
Economic Development Grants	650,000			
Special Projects	20,242,029			
Parks Construction Projects	11,179,080			
Total Committed Projects	\$ 33,878,154			
Unreserved Fund Balance after Project Commit.	\$ 30,460,713			
Undesignated Reserve:				
Community Projects (FY22)	\$ 402,248			
Discretionary Prom & Comm Grants (FY22)	22			
Retail Development Infrastructure Grants	120,000			
Economic Development Grants	4,492,357			
Total Undesignated Allocations	\$ 5,014,627			
Remaining Unreserved Fund Balance	\$ 25,446,086			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 25,446,086			

August Monthly Financial Report

September 15, 2022

Each month, city staff provides a financial report to the McKinney Community Development Corporation's board to apprise them of the financial status of the corporation. In an effort to continue providing meaningful financial updates, this transmittal letter includes links to the interactive online financial tool for the month of August. The following is a brief analysis of each section of the corporation's financials.

August Analysis

MCDC Revenue-

Revenue of the McKinney Community Development Corporation is over budget YTD by 24.50%. Sales tax figures came in 16.03% above last year's collection through August. Below is a link to the current year-to-date revenue of the MCDC:

[MCDC Revenues - YTD through August](#)

Sales Tax Analysis-

Below are three links that show some unique analysis for the sales tax of the McKinney Community Development Corporation and the City of McKinney at large. The first two links relate directly to the sales tax performance, and the third is a picture of the city's collection by industry:

[FY2022 Monthly Sales Tax Comparison](#)

[MCDC - Historic Monthly Sales Tax - August](#)

[City of McKinney - Sales Tax by Industry](#)

MCDC Expenditures-

Expenditures of the McKinney Community Development Corporation for the month of August were \$431K which included debt service payments. Below is a link to the current year-to-date expenditures of the MCDC:

[MCDC Expenditures - YTD through August](#)

Checks Issued-

Below is a link to the checks that were issued by the McKinney Community Development Corporation during the month of August:

[MCDC August Checks Issued](#)

Project Details-

Project details for the McKinney Community Development Corporation are provided as an attachment. The project expenditures for this month were:

- McKinney Parks Foundation, \$3,876
- Habitat for Humanity of Collin County, \$19,977
- Heard Craig Center for the Arts – Funding for facility repairs and improvements, \$1,150
- Housing & Community Development, \$1,964
- Boys & Girls Club of Collin County, \$33,672
- Kiwanis Club of McKinney - 2022 Triathlon, \$3,000
- McKinney Lacrosse - Turlaxin Tournament, \$500
- Odysseus (McK Philharmonic) - 6 performances (2022-23 season), \$1,188
- James West Architect, \$9,850
- TUPPS Brewery, \$14,850
- Apex Center Expansion, \$39,763
- Various Park Projects, \$212,833

Conclusion-

The information included in the interactive monthly financial report is intended to provide a status update on the operations of the McKinney Community Development Corporation. Staff is available to answer any additional questions you may have.

Sincerely,

Mark Holloway

Chief Financial Officer
City of McKinney

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

INVOICES PROCESSED - August 2022

<https://mckinneytexas.opengov.com/transparency>

Date	Vendor Name	Transaction Amt	Description	Project #	FPO/PO
8/26/2022	STATE COMPTROLLER OF PUBLIC ACCOUNT	(\$5,028.81)	JULY 2022 SALES TAX		
8/26/2022	COMMUNITY IMPACT NEWSPAPER	\$2,844.00	PRINT ADVERTISING		F510942
8/26/2022	CHARTER COMMUNICATIONS HOLDINGS LLC	\$200.83	AUGUST UTILITIES		F48886
8/26/2022	ODYSSEUS CHAMBER ORCHESTRA	\$1,188.26	PROMOTONAL GRANT REIMBURSEMENT - 2022-2023 PERFORMANCES	PC2216	F48858
8/26/2022	MCKINNEY CHAMBER OF COMMERCE	\$175.00	E. MCKINNEY DEVELOPMENT UPDATE 8/23/22 CSS, LJ, KM, DB, DR		F48883
8/26/2022	BOYS & GIRLS CLUBS OF COLLIN COUNTY	\$29,100.00	PROJECT GRANT REIMBURSEMENT - MCKINNEY CLUB EXPANSION & RENOVATIONS	4B2207	F48832
8/26/2022	CAE COMMERCIAL PROPERTIES LLC	\$9,850.00	RETAIL INFRASTRUCTURE GRANT REIMBURSEMENT - CLOYD ALLEY INFRASTRUCTURE	RI2102	F48885
8/19/2022	SCHNEIBLE, CINDY	\$20.56	REIMBURSEMENT FOR OFFICE SUPPLIES		F48764
8/19/2022	SCHNEIBLE, CINDY	\$410.63	TRAVEL REIMBURSEMENT		F48768
8/19/2022	SCHNEIBLE, CINDY	\$44.00	REIMBURSEMENT FOR OFFICE SUPPLIES		F48768
8/19/2022	SCHNEIBLE, CINDY	\$108.20	REIMBURSEMENT FOR MEMORIAL GIFT		F48768
8/19/2022	JPMORGAN CHASE BANK (PCARD)	\$35.00	PRSA SOCIAL MEDIA WORKSHOP: NONPROFIT ATTENDEE		PCARD
8/19/2022	JPMORGAN CHASE BANK (PCARD)	\$25.00	PRSA SOCIAL MEDIA WORKSHOP: NONPROFIT ATTENDEE		PCARD
8/19/2022	JPMORGAN CHASE BANK (PCARD)	\$100.00	PRSA SOCIAL MEDIA WORKSHOP: NONPROFIT ATTENDEES		PCARD
8/19/2022	JPMORGAN CHASE BANK (PCARD)	\$60.12	REDNEWS: CRE SUMMIT - CSS		PCARD
8/19/2022	JPMORGAN CHASE BANK (PCARD)	\$109.00	IEDC: RETAIL PARTNERING WEBINAR - CSS		PCARD
8/19/2022	MANEGAIT THERAPEUTIC HORSEMANSHIP	\$3,000.00	SPONSORSHIP - 2022 GALA AT THE GAIT		F48794
8/19/2022	HABITAT FOR HUMANITY COLLIN COUNTY	\$19,976.51	PROJECT GRANT REIM - HOUSING REVITALIZATION PROGRAM	4B2113	F48728
8/19/2022	MCKINNEY PARKS FOUNDATION	\$928.14	PROJECT GRANT REIM - TRAILS MAINTENANCE EQUIPMENT	4B2110	F48794
8/19/2022	MCKINNEY PARKS FOUNDATION	\$2,948.00	PROJECT GRANT REIM - TRAILS MAINTENANCE EQUIPMENT	4B2110	F48820
8/12/2022	121 MEDIA LLC	\$220.77	PUBLIC HEARING NOTICE FOR 7.28.22		F48770
8/12/2022	BROWN & HOFMEISTER LLP	\$2,080.00	MCDC LEGAL FEES		F48763
8/12/2022	BROWN & HOFMEISTER LLP	\$1,480.00	PROJECT LEGAL FEES		F48763
8/12/2022	KIWANIS CLUB OF MCKINNEY	\$3,000.00	PROMO GRANT REIM - 2022 KIWANIS TRIATHLON	PC2205	F48723
8/5/2022	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$1,055,000.00	DEBT SERVICE - TAXABLE REV BONDS 2015		
8/5/2022	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$331,641.83	DEBT SERVICE - TAXABLE REV BONDS 2015		
8/5/2022	BANK OF TEXAS CORPORATE TRUST(BOKF)	\$200.00	DEBT SERVICE - TAXABLE REV BONDS 2015		
8/5/2022	TEXAS ECONOMIC DEV COUNCIL	\$1,500.00	SPONSORSHIP -- ANNUAL CONFERENCE		F48722
8/5/2022	BOYS & GIRLS CLUBS OF COLLIN COUNTY	\$4,571.79	PROJECT GRANT REIM - MCKINNEY CLUB EXPANSION & RENOVATIONS	4B2207	F48724

8/5/2022	SPINELLI CONSTRUCTION SERVICES LLC	\$12,045.00	OWNERS REP SERVICES - TUPPS PROJECT	4B2009	PO501059
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22-0852



TITLE: Board and Liaison Reports

Board Chair

City of McKinney

Visit McKinney

McKinney Economic Development Corporation

McKinney Main Street/MPAC

McKinney Parks and Recreation

SUPPORTING MATERIALS:

[Visit McKinney Report](#)

[MEDC Report](#)

visit mckinney Monthly Report

September - 2022





Sales Calls, Event Mgmt & Services,
& Partner Check-In
9/9/2022 9:05:32 AM
Last Refreshed

3336

Sales Calls YTD

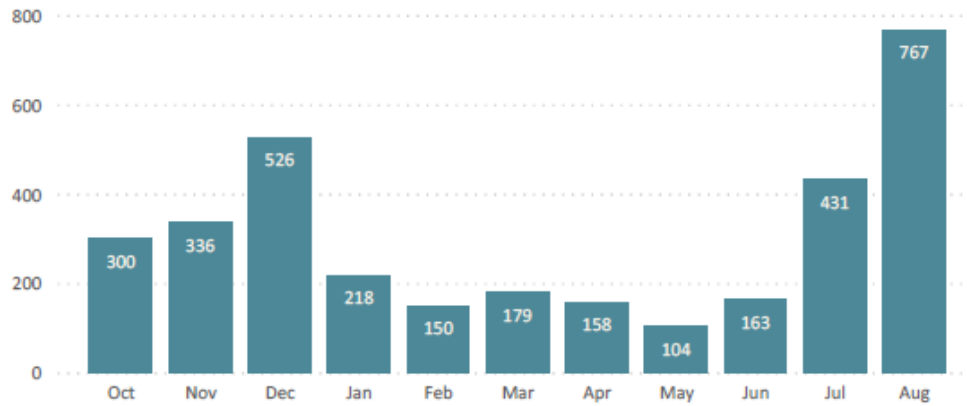
106

Event Mgmt YTD

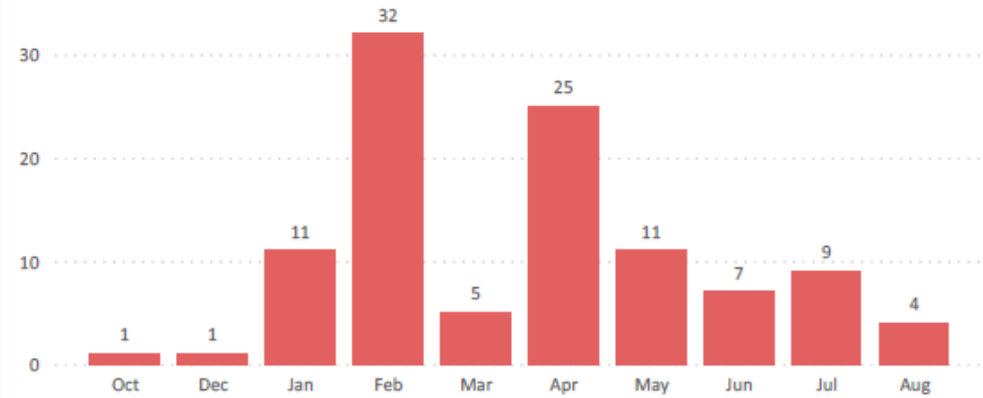
6,816

Total Welcome Bags YTD

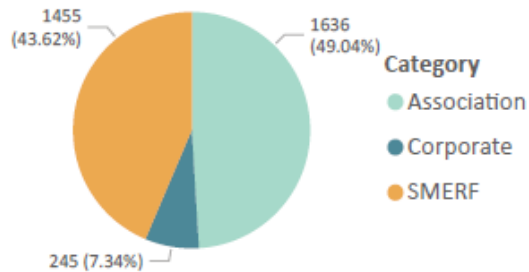
Sales Calls by Month



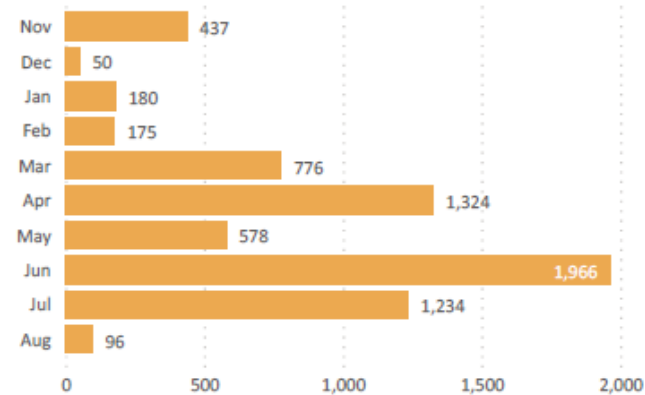
Event Mgmt by Month



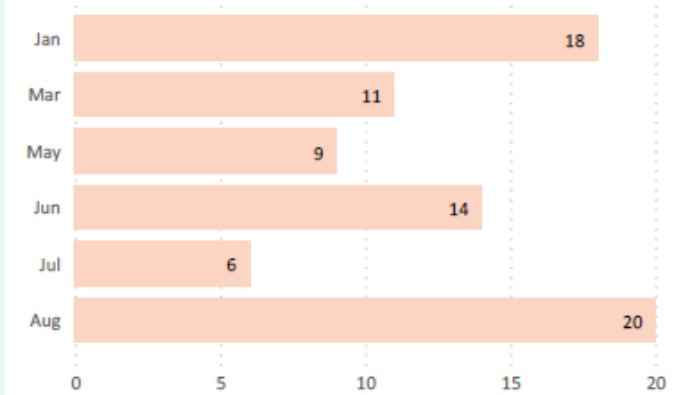
Sales Calls by Category



Event Services by Month



Partner Check-In by Month





Pickup Report
9/9/2022 9:05:32 AM
Last Refreshed

104

Leads YTD

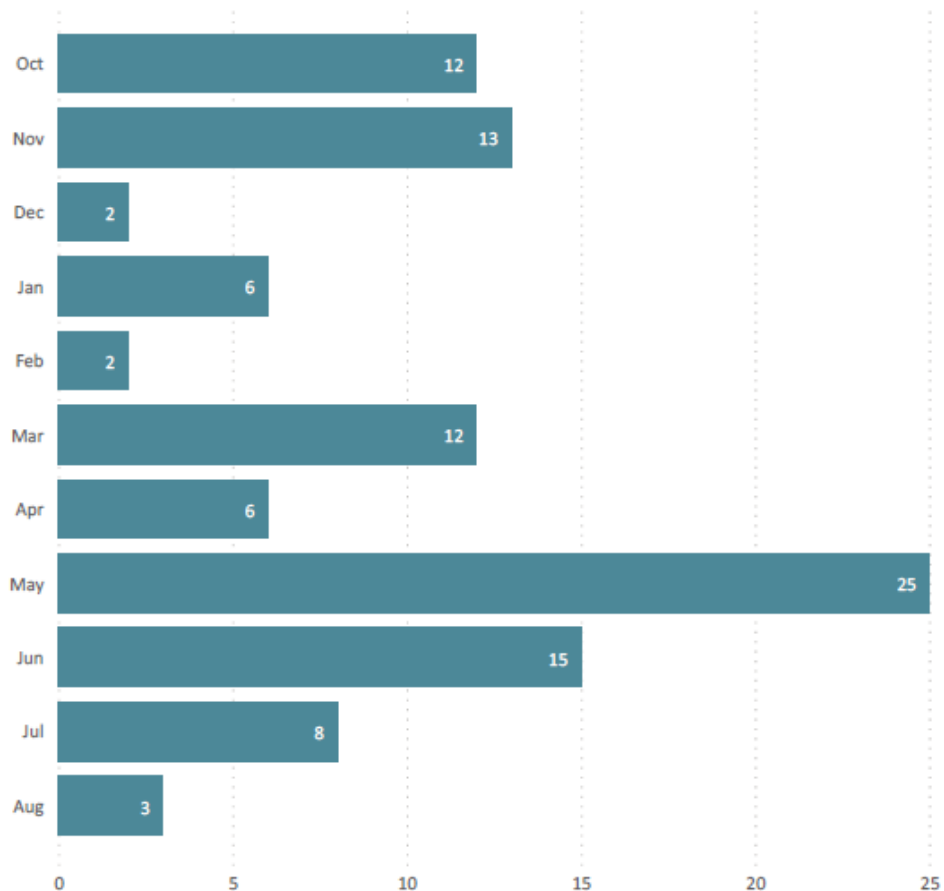
2,454

Total Rooms Nights YTD

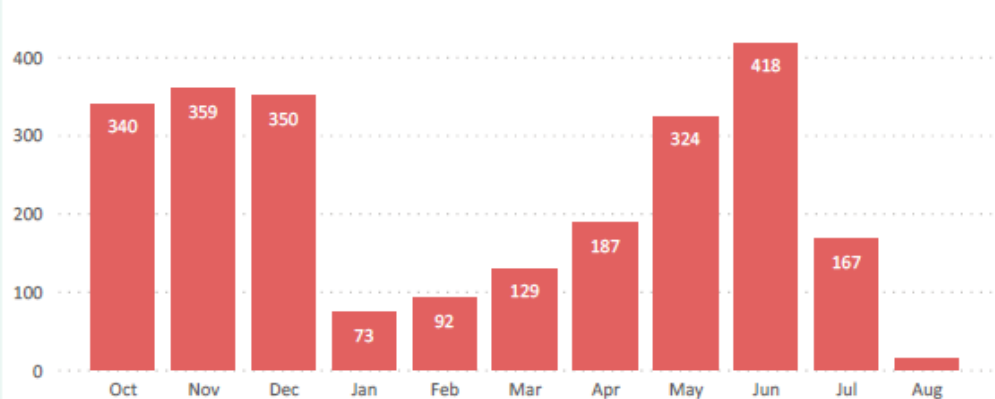
\$292,757

Total Revenue YTD

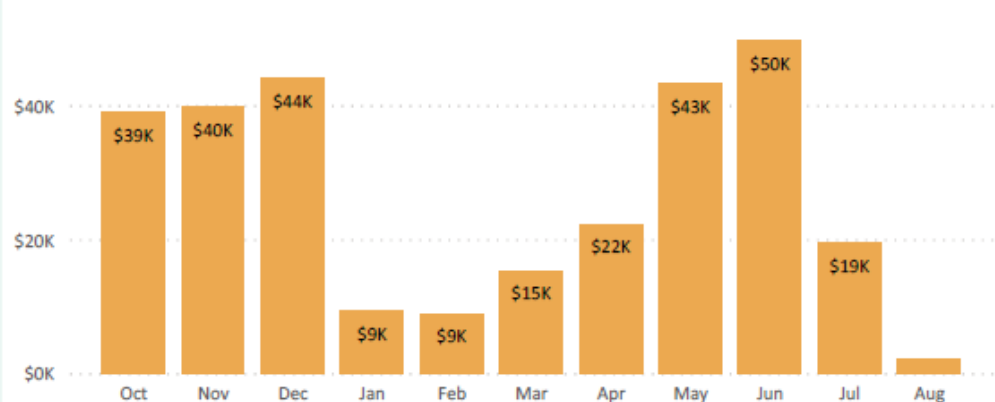
Leads by Month



Total Room Nights by Month



Total Revenue by Month



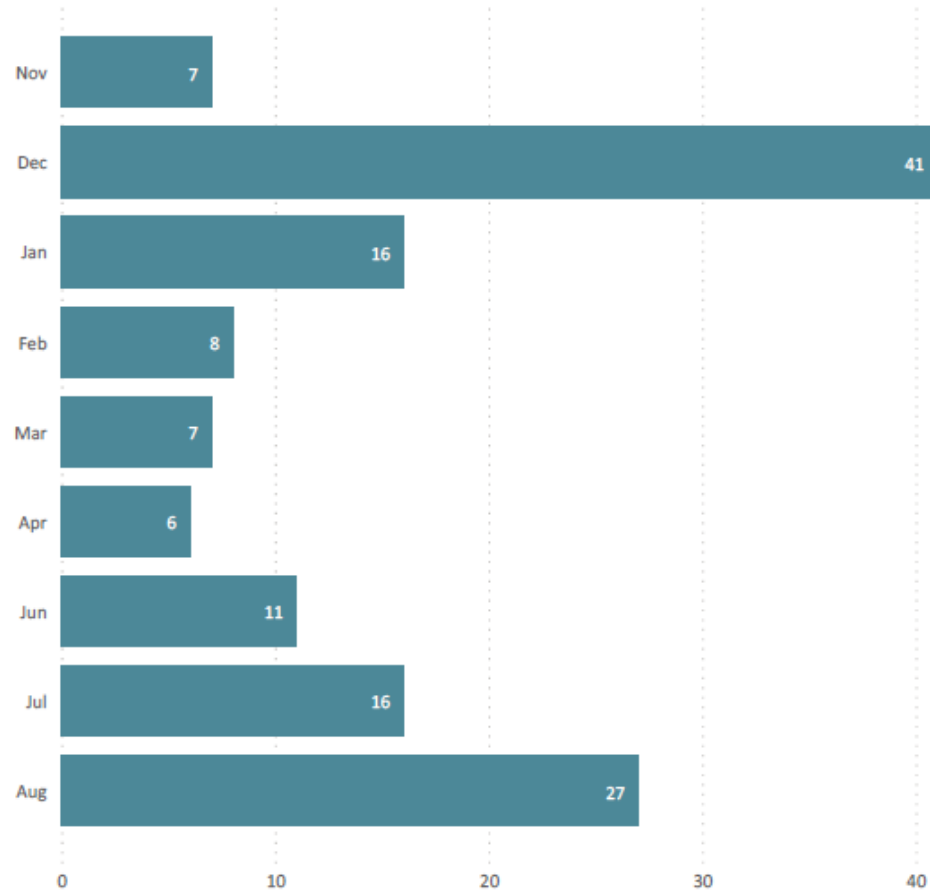
139

New RFPs YTD

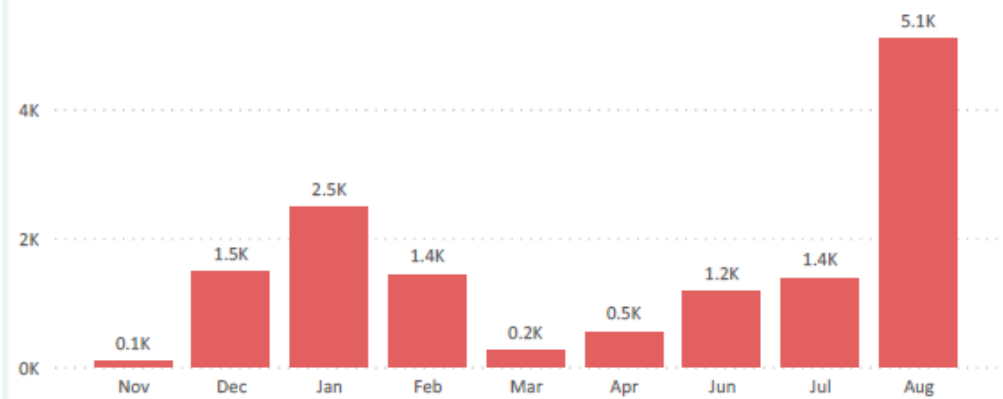
13,854

Est Room Nights YTD

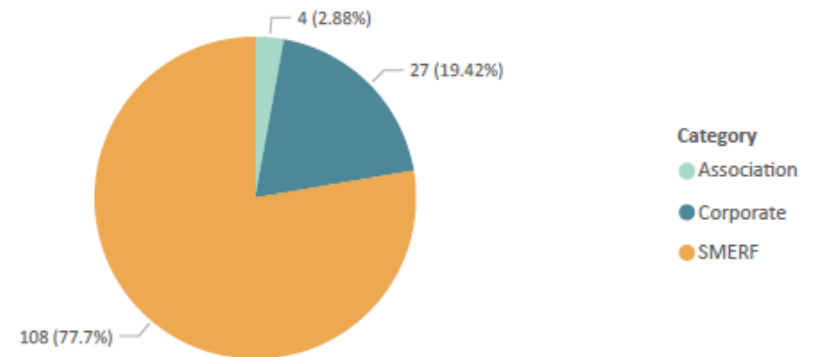
New RFPs by Month



Total Room Nights by Month



New RFPs by Category



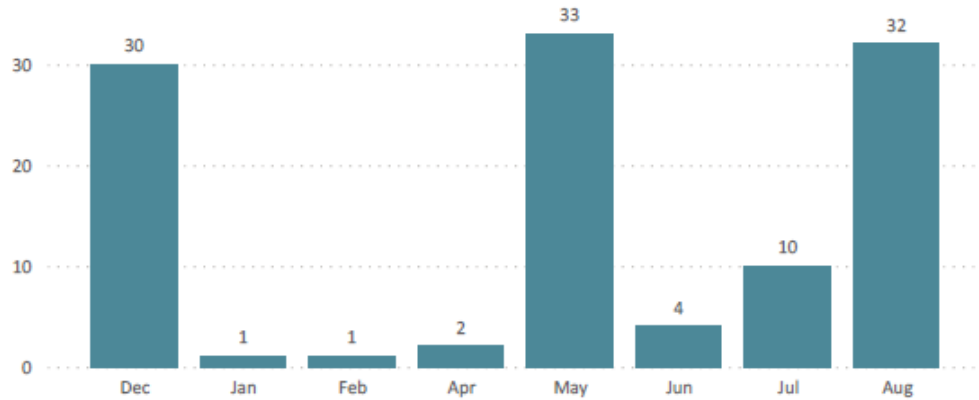


113
Lost Opp YTD

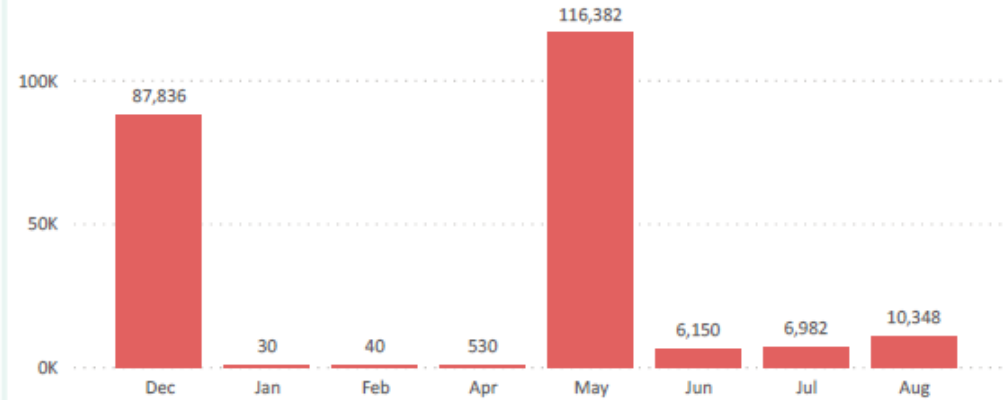
228,298
Lost Room Nights YTD

\$41,184,717
Lost Revenue YTD

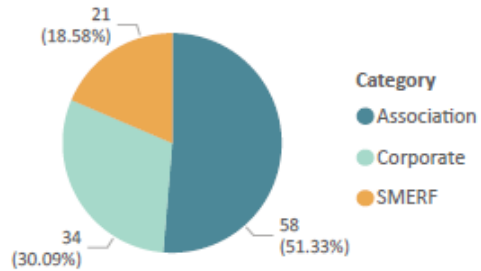
Lost Opportunities by Month



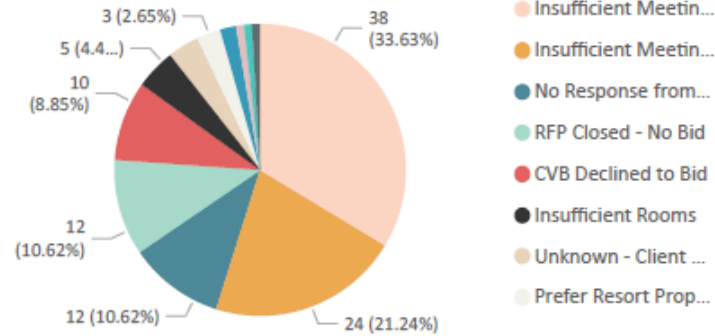
Lost Room Nights by Month



Lost by Category



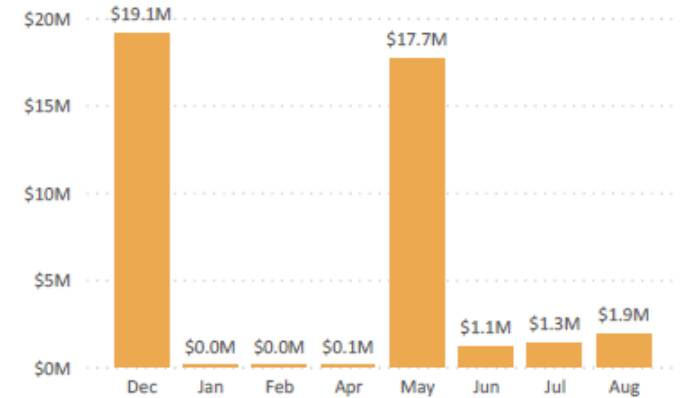
Lost by Reason



Lost Reason

- Insufficient Meeting Information
- Insufficient Meeting Dates
- No Response from Client
- RFP Closed - No Bid
- CVB Declined to Bid
- Insufficient Rooms
- Unknown - Client
- Prefer Resort Properties

Lost Revenue by Month





Visitors Center & Tours
9/9/2022 9:05:32 AM
Last Refreshed

5108

Visitors YTD

130

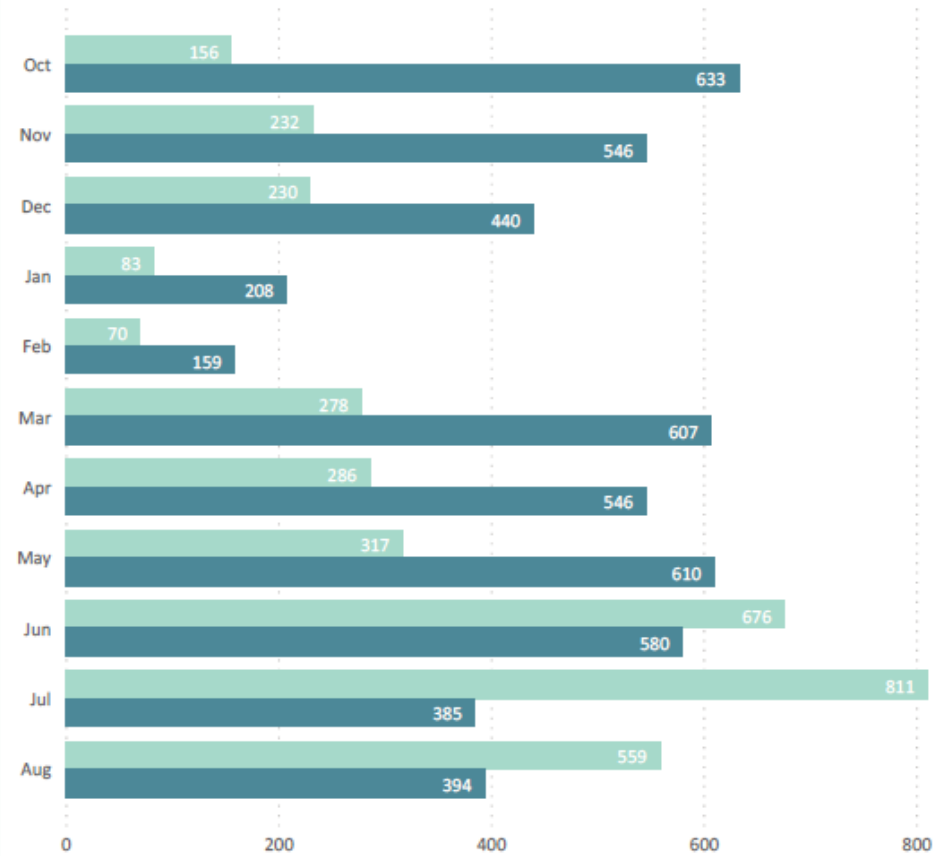
Tour Attendees YTD

\$4,275

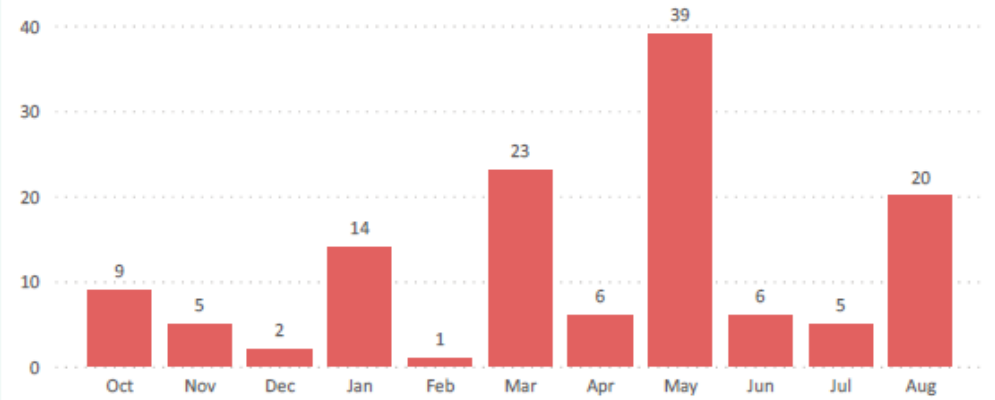
McK Market Payment YTD

Total Visitors by Month

Visitors LY Visitors

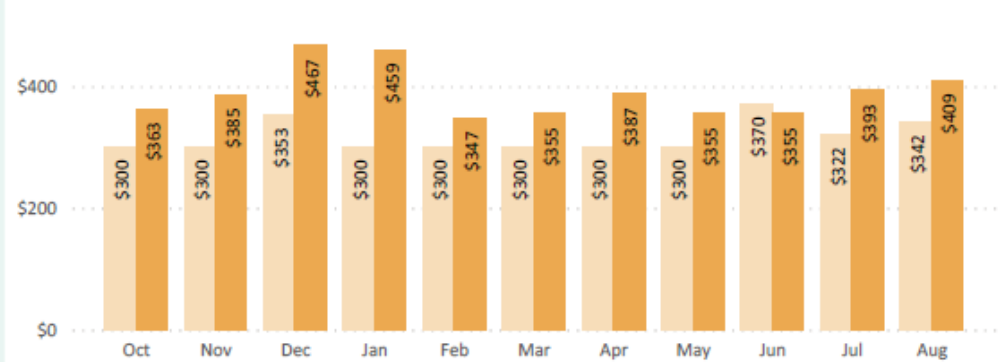


Tour Attendees by Month



McKinney Market Payments by Month

Total Payment LY Total Payment



321,896

Page Views YTD

187,084

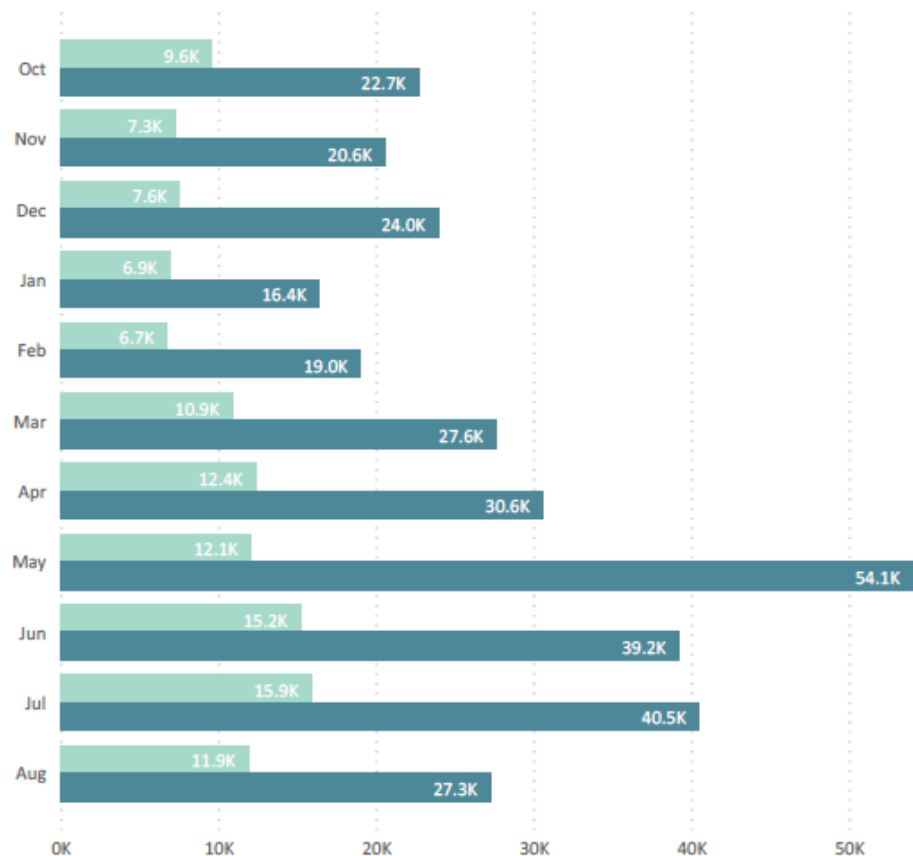
Sessions YTD

157,225

Users YTD

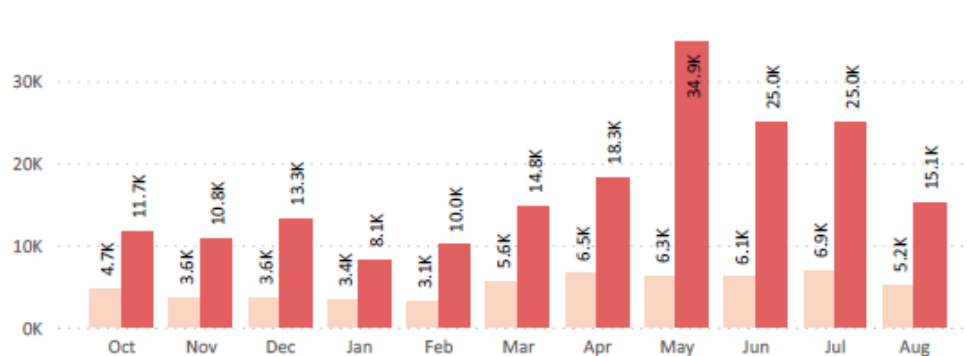
Page Views by Month

Page Views LY Page Views



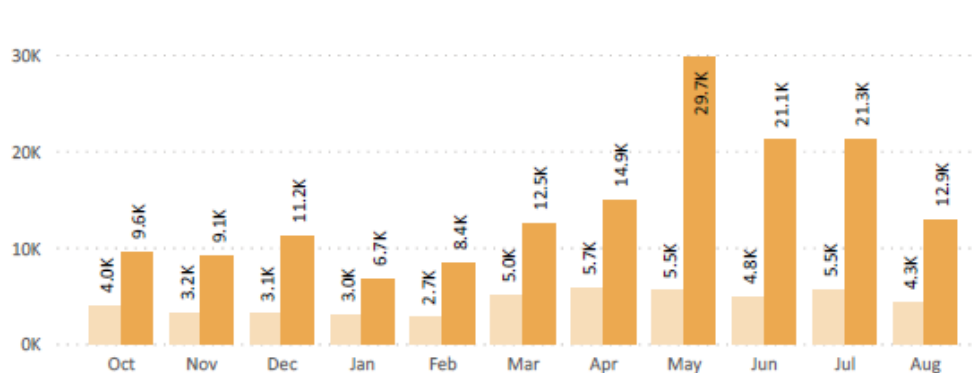
Sessions by Month

Sessions LY Sessions



Users by Month

Users LY Users



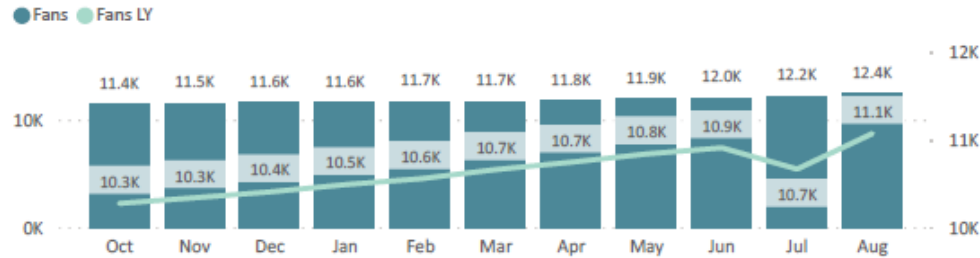
12,407
Current FB Fans

875
FB Posts YTD

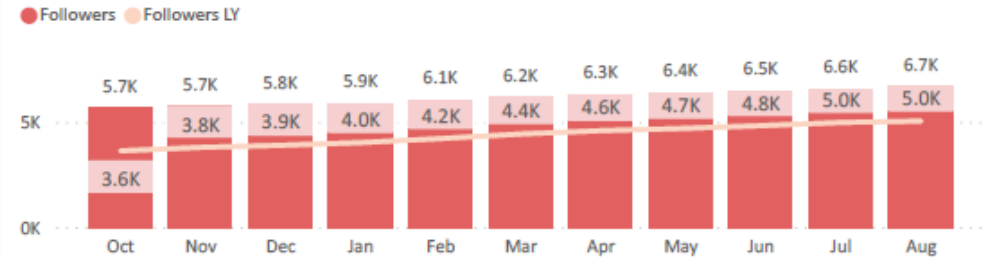
6,703
Current IG Followers

766
IG Posts & Stories YTD

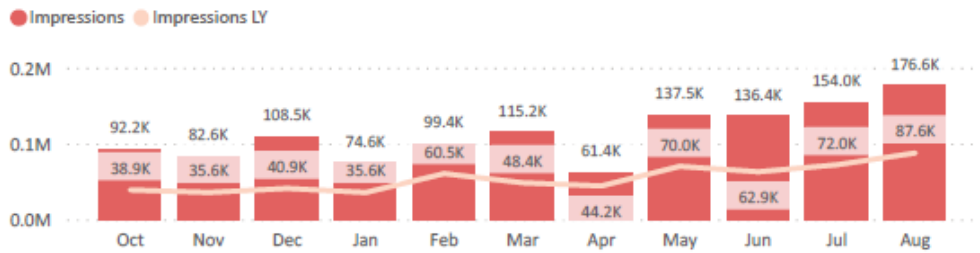
Facebook Fans by Month



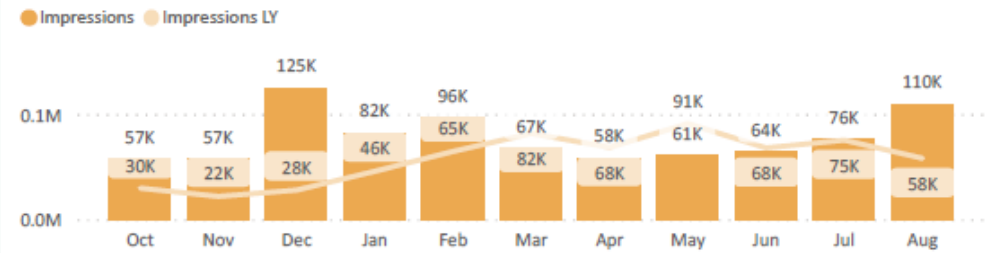
Instagram Followers by Month



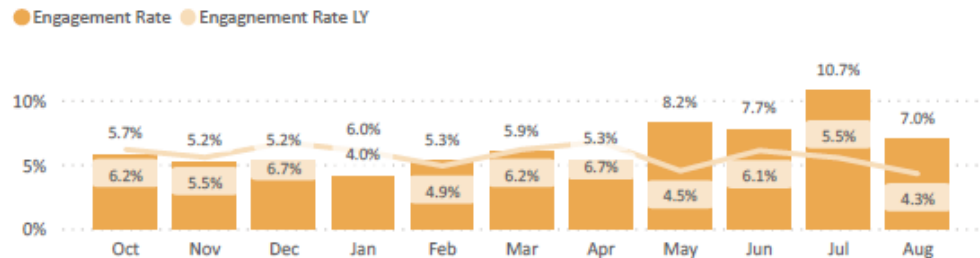
Facebook Impressions by Month



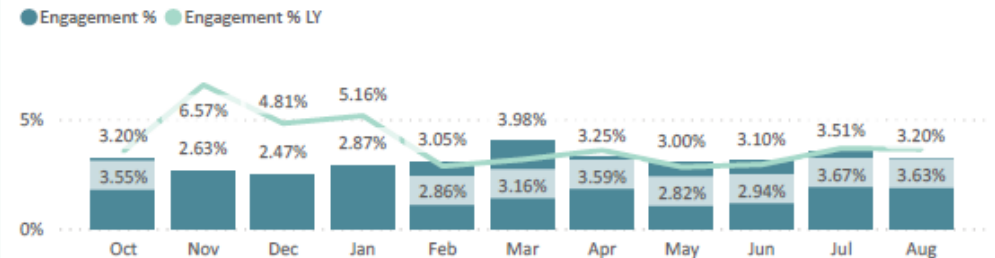
Instagram Impressions by Month



Facebook Engagement Rate per Impression



Instagram Engagement Rate per Impression



6,828

Visit Widget Users YTD

7,425

VW Sessions YTD

6,240

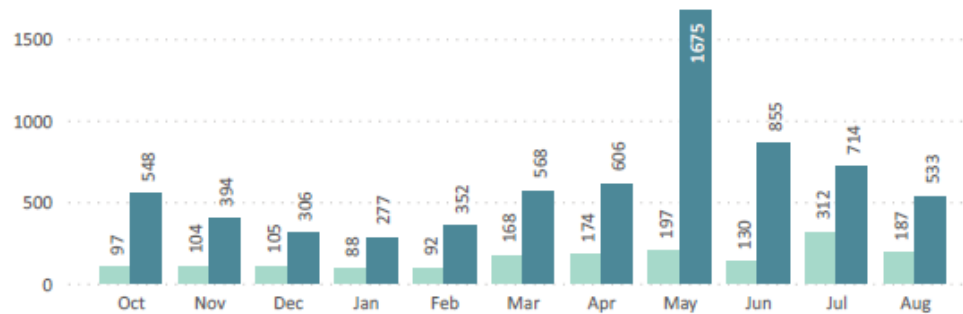
YouTube Views YTD

44,434

Impressions YTD

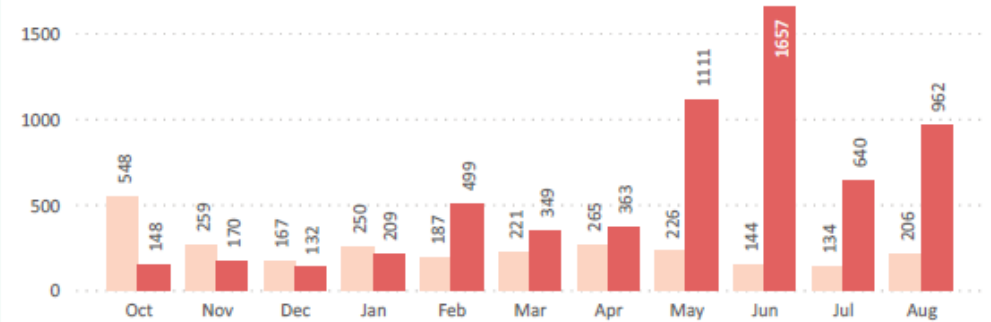
Visit Widget Users by Month

Users LY Users



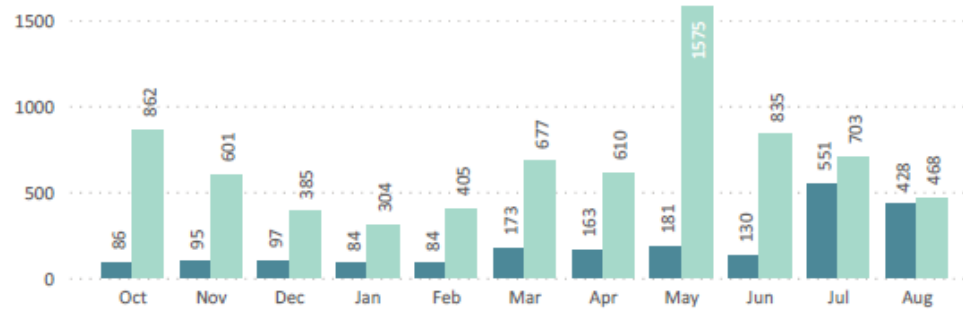
YouTube Views by Month

Views LY Views



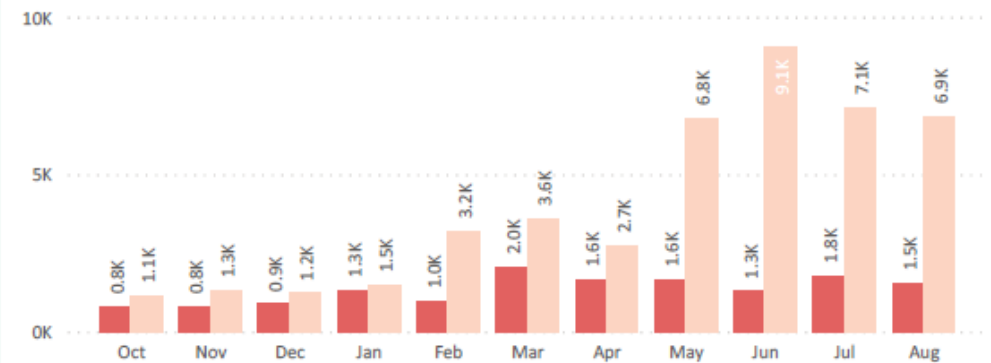
Visit Widget Sessions by Month

Sessions LY Visit Widget Sessions



YouTube Impressions by Month

Impressions LY Impressions



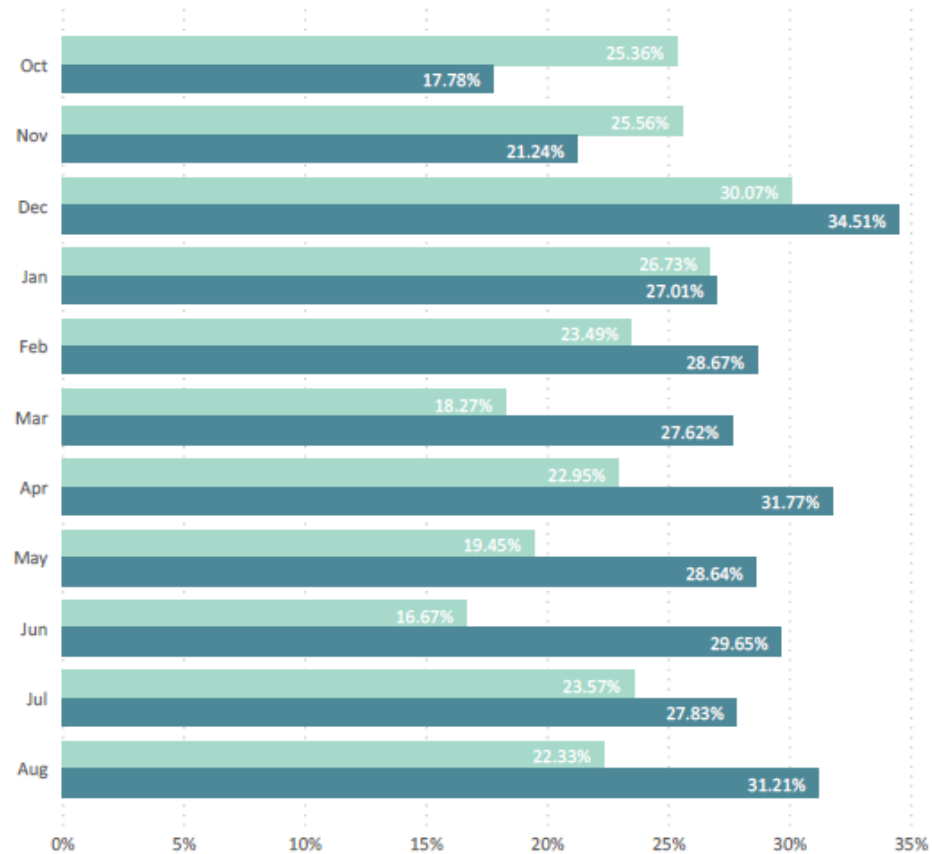
27.97%
Open Rate YTD

9.82%
Click Rate YTD

194,124
Total Recipients YTD

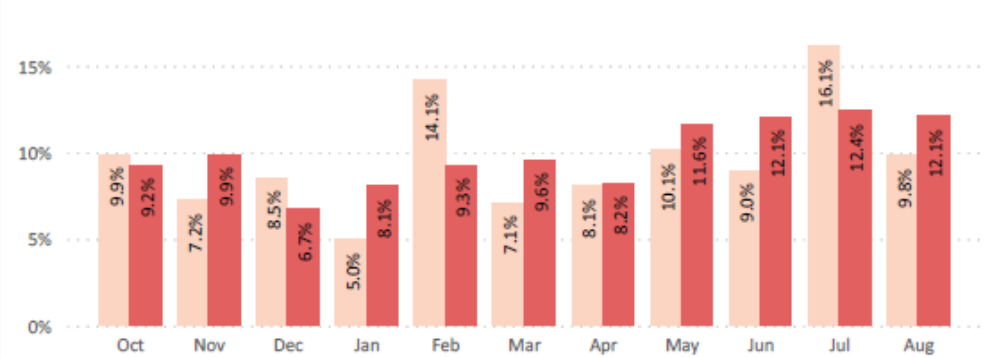
Open Rate by Month

Open Rate LY Open Rate



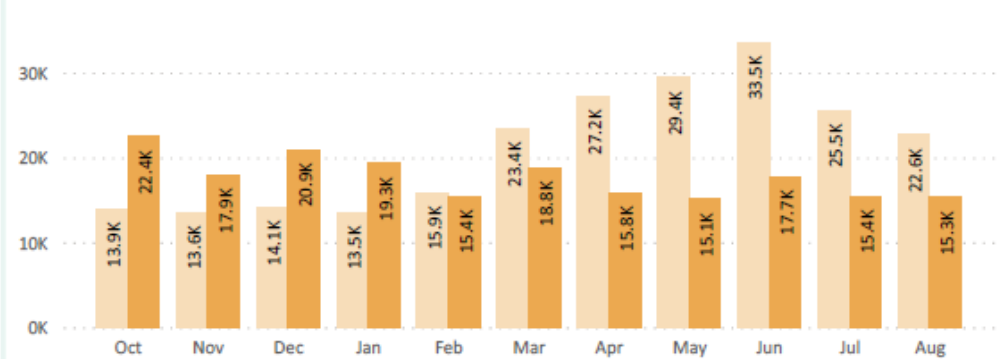
Click Rate by Month

Click Rate LY Click Rate



Total Recipients by Month

Total Recipients LY Total Recipients



Earned Media Report:

SOUTHERN LIVING • TRAVEL • TEXAS

How to Spend a Long Weekend in McKinney, Texas

Eats, drinks, shopping, and local charm make McKinney a must-stop while in North Texas.

By **Amanda Ogle** | Updated August 10, 2022



CREDIT: XTREME HEIGHTS PRODUCTIONS

Thirty minutes north of Dallas, you'll find McKinney, Texas, a town oozing with charm. There's plenty of shopping, dining, and entertainment in the historic downtown area, and many outdoorsy activities are just a short drive from the

AUGUST 2022 - Free/Earned Media Coverage for Visit McKinney					
Publication	Article/Topic	Print	Web/Broadcast Value	PR Value	Impressions /Reach
Southern Living	How to Spend a Long Weekend in McKinney	\$0	\$10,300	\$30,900	5,498,392
MSN	Picked up Southern Living article	\$0	\$278,200	\$834,600	147,977,480
TOTALS		\$0	\$288,500	\$865,500	153,475,872
FY 21-22 Running Totals		\$23,574	\$2,575,374	\$7,808,863	228,501,430

www.southernliving.com/travel/texas/mckinney-tx

Top-Performing Organic Facebook Posts

Top-performing organic posts

Here are posts that have performed well over the last 90 days. Understanding what's working can help you decide what to create and share next, so you can keep up the great work.

Highest reach on a post ⓘ



Facebook post

Drum Corps International (DCI) Competition in McKinney
Jun 28, 2022, 1:05 PM

This post reached **5,582%** more people (55,914 people) than your median post (984 people) on Facebook.

Highest reactions on a post ⓘ



Facebook post

Visit McKinney TX updated their cover photo.
Aug 12, 2022, 3:54 PM

This post received **7,863%** more reactions (637 reactions) than your median post (8 reactions) on Facebook.

Highest comments on a post ⓘ



Facebook post

Have you heard the news that after 66 years in McKinney, Bill Smith's Cafe will be closing as of July 31? So many w...
Jul 22, 2022, 1:11 PM

This post received 121 comments compared to your median post (0 comments) on Facebook.

ORGANIZATIONAL REPORT

2022 - September



McKinney Economic Development Corporation

MEDC Board,

The fall is here, and the weather is getting nice. Project activity continues to be strong and is keeping the projects team very busy. We have attended several site selectors events and multiple real estate broker events this year and have learned the increased length of project timelines is happening everywhere-not just in McKinney. There are numerous external forces creating insecurities in the market right now that are directly affecting project locations. While this is never good news, it puts perspective on a slow-moving project year.

We are thrilled to announce we have contracted with DIAZ Ad Group as our new digital marketing partner. We are excited for what this new partnership will bring to our outreach efforts. The marketing team and marketing committee did a fantastic job in the search for a new agency.

The conference and trade show environments are finally returning to pre-pandemic schedules and more and more trade shows are coming back online. Our fall schedule is packed full of industry and site selector events where we will aggressively push for new project activity to add to our project lead pipeline.

Finally, I want to officially give a heartfelt THANK YOU to our departing board member, Ken Sipiora. Ken has been a valuable part of the MEDC board, serving in many capacities including Board Chair. Thank you, Ken, for your years of service to the MEDC and your leadership along the way.

Organizational Activity Report

- Project Pipeline: 27
- New Projects: 7
- RFPs Received: 2
- RFPs Responded: 1
- New Organic Leads: 7
- BRE Visits Last Month: 5
- BRE Visit Total: 63
- CapEX: No Change – 13M

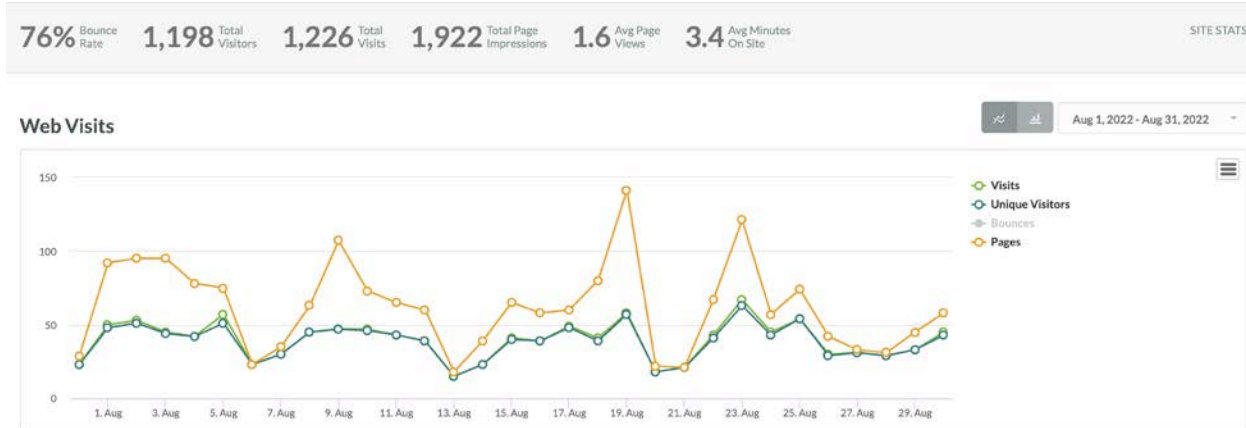
Business Retention and Expansion

- BRE Visits: 4
- Annual BRE Total: 63
- A major employer is considering an expansion. Staff is assisting with crafting a business case for McKinney, evaluating workforce, cost of living, real estate, and incentives options for the company.
- Staff met with the Small Business Development Center of Collin County to share the resources available with companies who may need assistance.
- A major employer is working with Collin College and the Department of Labor on a Registered Apprenticeship program. We are working alongside this company and are excited about the upcoming official announcement for this program.
- As a result of BRE visits, two introductions were made to the Texas Workforce Solutions to share resources available to companies through the Texas Workforce Commission.
- Staff was able to join members of the City Manager's Office and Development Services to tour the Independent Financial Phase II building. Also joining were representatives from Independent Financials' facilities team, KDC, (developer), Corgan (architecture and design firm), and Rogers O'Brien, (general contractor)

Marketing / Communications

Website Visits

We continued to see sustained, frequent web visits in August. Our top visits continue to be our home page and our Innovation Fund page. The spike you see below on August 19 was related to some social content about the Byron Nelson and the Momentous Institute. This was our top-performing social content in August, as you'll see later in this report.



McKinney Mentions

In this portion of the report, we will highlight some recent press McKinney has received locally and nationally.

- **#3 Best Real Estate Market in the U.S.**
 - WalletHub.com
- **Byron Nelson Raised Record \$7.6 million for Momentous Institute**
 - Community Impact.com
- **Independent Financial Expands Corporate HQ**
 - Businessfacilities.com

Social Media: Instagram and Facebook

Our reach on Instagram and Facebook is growing, with posts performing well all through August. This graph illustrates our organic (unpaid) reach with posts. We continue to see far better performance on Facebook versus on Instagram.

Reach

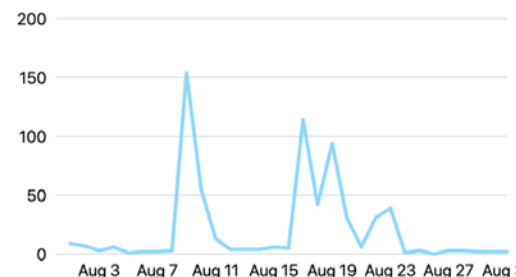
Facebook Page reach ⓘ

6,621 ↓ 16.5%



Instagram reach ⓘ

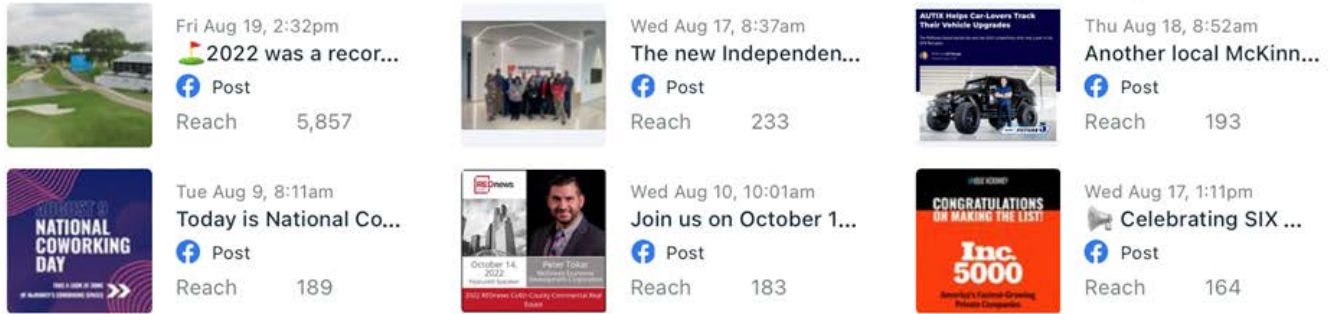
336 ↓ 6.7%



Our top performing posts in August: The announcement about the Record Year and the Byron Nelson and Momentous Institute. Followed by the Independent Financial Expansion update.

Content ⓘ

Sort by: Reach ▼

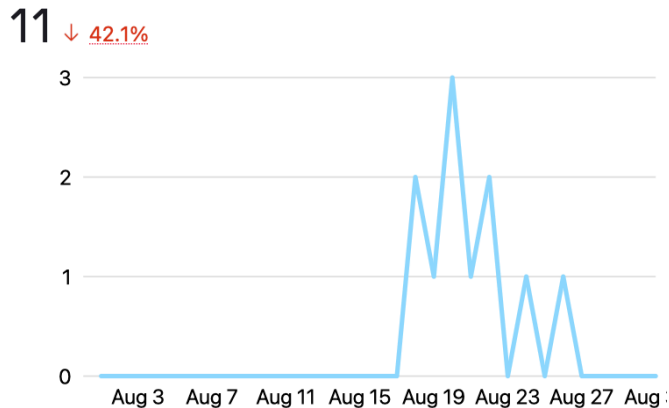


We added 11 new followers to Facebook and 8 new followers to Instagram. Again, unpaid organic reach.

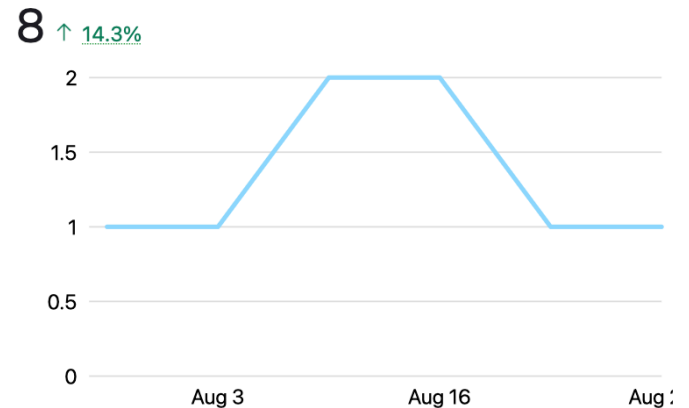
New likes and follows

Export ▼

Facebook Page new likes ⓘ



Instagram new followers ⓘ

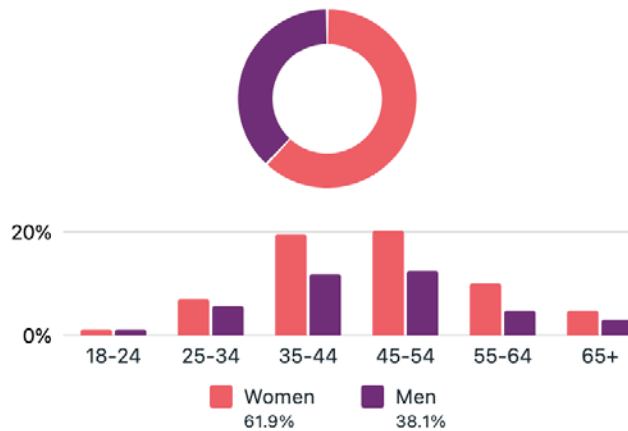


Our Audience Demographics for Facebook and Instagram are primarily located in McKinney, and we have a predominantly female audience.

Facebook Page followers ⓘ

939

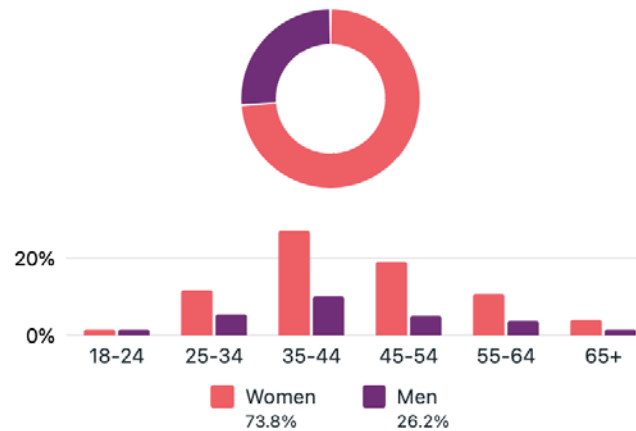
Age & gender ⓘ



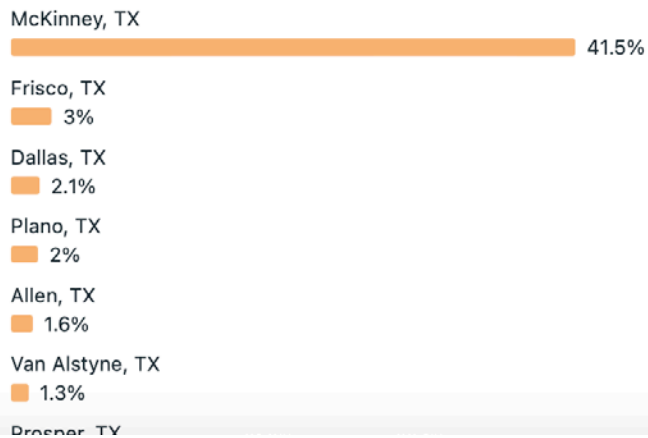
Instagram followers ⓘ

1,074

Age & gender ⓘ



Top cities



Top cities



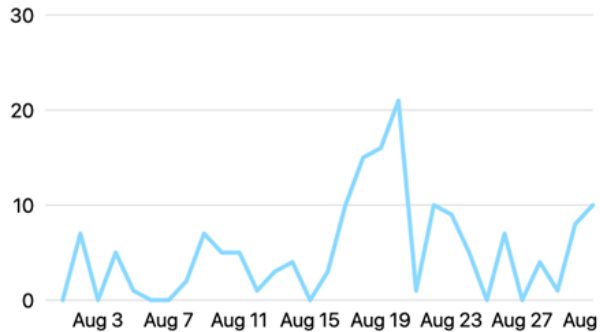
We had 160 unique visits to our Facebook page, and 27 unique visits to our Instagram page in August. The spikes you see here are primarily due to the Byron Nelson announcements regarding the Momentous Institute.

Page and profile visits

Export ▼

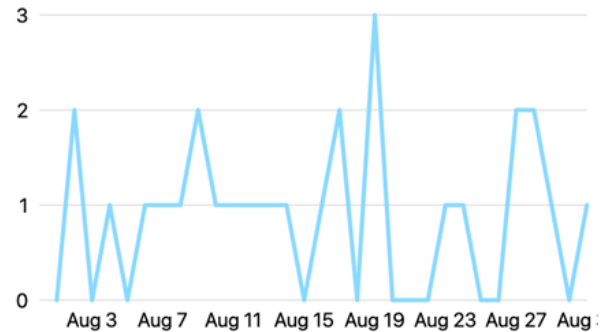
Facebook Page visits ⓘ

160 ↓ 29.2%



Instagram profile visits ⓘ

27 ↑ 8%



Social Media: LinkedIn

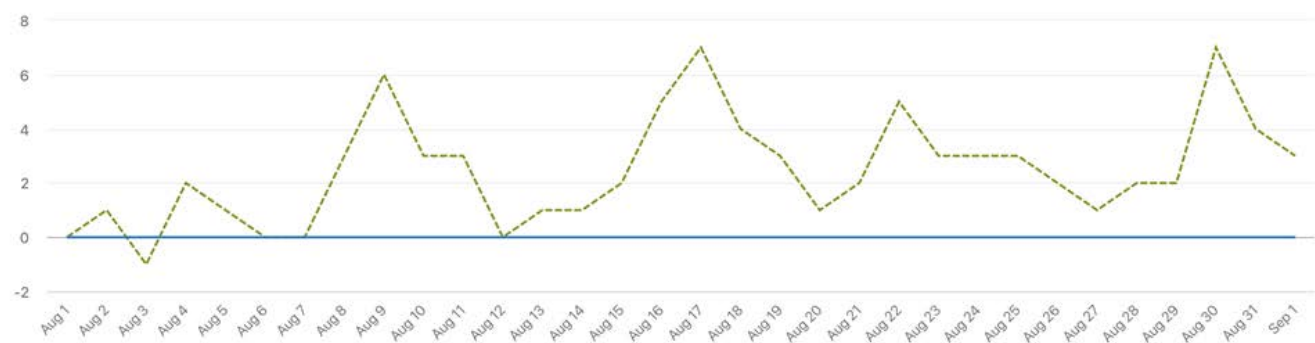
Our LinkedIn Audience has grown through the month of August, and we have focused on new content, consistent posting, and connecting with our audience. The content our visitors resonate with the most reflects in our Facebook content, as shown by the analogous traffic spikes. We have grown by 79 followers in August alone – on par with how we grew in July, so it appears steady and consistent.

Follower highlights ⓘ

1,228
Total followers

79
New followers in the last 31 days
▼ 38.3%

Follower metrics ⓘ



We are seeing a focus in DFW area, while also receiving traction from areas we have targeted, including LA, Chicago, and New York. We are pushing to see more growth in our social media following from these regions. We have a variety of company sizes in our following, as well as a variety of industries with a heavy leaning towards Real Estate.

Follower demographics

Job function ▾

Business Development · 248 (26%)



Sales · 92 (10%)



Operations · 79 (8%)



Finance · 64 (7%)



Community and Social Services · 55 (6%)



Real Estate · 35 (4%)



Marketing · 35 (4%)



Information Technology · 26 (3%)



Program and Project Management · 23 (2%)



Human Resources · 21 (2%)



Follower demographics

Company size ▾

11-50 employees · 155 (16%)



1-10 employees · 122 (13%)



51-200 employees · 120 (13%)



1001-5000 employees · 114 (12%)



10,001+ employees · 99 (10%)



501-1000 employees · 89 (9%)



201-500 employees · 70 (7%)



5001-10,000 employees · 31 (3%)



Others · 159 (17%)



Follower demographics

Location ▾

Dallas/Fort Worth Area · 627 (65%)

San Antonio, Texas Area · 29 (3%)

Houston, Texas Area · 18 (2%)

Austin, Texas Area · 18 (2%)

Sherman/Denison, Texas Area · 14 (1%)

Greater New York City Area · 9 (1%)

Washington D.C. Metro Area · 7 (1%)

Greater Chicago Area · 7 (1%)

Greater Boston Area · 4 (< 1%)

Greater Los Angeles Area · 4 (< 1%)

Operations

Staff continues to monitor and aid vendors and the City IT Department relating to the build out of our new office. Preparation continues to ensure a smooth transition to our new office once completed.

Attended Trade Shows and Missions

- August 23-24 – Team Texas Economic Summit – Conroe, TX – (Michael Talley)

Upcoming Trade Shows and Missions

- September 19-21 – Site Selectors Guild Partners 2022 Fall Forum – (Madison Clark)
- September 26 – October 1 – TxEDC International Mission: Europe – (Peter Tokar)
- October 17-19 – Area Development – Women in Economic Development – (Madison Clark)
- October 23-26 – Money 2020 – Las Vegas, NV – (Peter Tokar & Michael Talley)
- November 15-17 – Smart City Expo, Barcelona Spain – (Peter Tokar & Michael DePaola)
- December 4-6 – Area Development Consultants Forum – St. Petersburg, FL – (Michael Talley)
- December 5-9 – Economix – Columbus, Ohio – (Peter Tokar)

Attended Events

- August luncheon hosted by [Ready for Next Global](#) for “A Community Conversation: How the Dallas Metro Area Can Save a Generation of Businesses on the Brink of Extinction”. (Madison Clark)
- August 23 - McKinney Chamber’s “Development Update – “East McKinney, Preparing for Change” (Madison Clark & Luke Gajary)
- August 7-13 – Dallas Start Up week – Frisco/Dallas, TX – Staff attended multiple events during the weeklong event. Staff began with the kickoff at the Baylor Scott and White Sports Therapy event in Frisco and ended with the Digital Fight Club event at the Granada Theater.

The Digital Fight Club showcased one of McKinney's own Innovation Companies – Contraforce's David Malicoat-discussing the topic of Cybersecurity - (Michael Talley, Miguel Esparza, Madison Clark)

- August 18 – TSPE (Texas Society of Professional Engineers) Luncheon – Speaking (Michael Talley)
- August 24-26 – Podcast Movement 2022 conference at the Sheraton Dallas for business development opportunities as well as marketing content creation ideas. (Miguel Esparza & Luke Gajary)
- August 24 – Rogers Healy Commercial – Speaking (Miguel Esparza)
- August 25 – Volunteer McKinney Awards (Michael Talley)
- August 30 – Bisnow: DFW Healthcare + Life Sciences Update (Michael Talley)

Upcoming Events

- September 22 – Bisnow: Collin County State of the Market - Sheraton McKinney Hotel (All Staff)
- September 22-23 – 2022 iC3 Life Science – Grapevine, TX (Michael Talley)
- September 26 – Corenet Global North Texas Golf Tournament – Dallas, TX (Michael Talley & Madison Clark)
- October 5 - North Texas Association of Guaranteed Lenders (Peter Tokar & Michael Talley)
- October 7 – REDNews – Women in Real Estate (Madison Clark)
- October 14 – REDNews – Collin County CRE Summit – Frisco, TX – (Peter Tokar speaking & Michael Talley)
- November 2-3 – Venture Dallas – Dallas, TX (All Staff)
- December 14 – MEDC Holiday Party – Local Yocal (All Staff)

Committee Meetings

- Finance Committee & Innovation Fund Committees meet on an as-needed basis
- Marketing Committee meets the first Friday of the month
- Real Estate Committee meets the second Wednesday of the month

22-0853



TITLE: President's Report

SUPPORTING MATERIALS:

[Grant Funds Awarded - FY22](#)
[August Marketing Report](#)
[Final Report -- 21-15 Heard Craig](#)
[TUPPS Update](#)

McKinney Community Development Corporation
Grants and Transfers - FY 22

Category	Grant/Transfer	Amount
Promotional & Community Events	MCDC Discretionary Promotional	\$ 200,000.00
	#22-01 - 25 Revolutions - promotional documentary for Texas Music Revolution showcasing the City of McKinney	\$ (9,500.00)
	#22-02 - Heritage Guild of Collin County - promotion of Chestnut Square events including Farmers Market, Murder Mystery, Fart to Table Dinner & Bar Wars	\$ (12,000.00)
	#22-03 - SGB Hospitality - Sip & Stroll Series: St. Patrick's Beer Walk; Craft Beer Walk, Margarita Stroll, Halloween Beer Walk	\$ (10,000.00)
	#22-04 - Ovation Academy of Performing Arts - Promotion of Spring & Summer Productions	\$ (5,000.00)
	#22-05 - Kiwanis Club of McKinney - Promotion of McKinney Triathlon	\$ (3,000.00)
	#22-06 - Millhouse Foundation - Promotion of 2022 Arts Festivals at the Cotton Mill	\$ (5,000.00)
	#22-07 - St. Peter's Episcopal - Promotion of 2022 Empty Bowls event	\$ (8,500.00)
	#22-08 - DFW Series - Promotion of 2022 off-road race series (17 events)	\$ (3,000.00)
	#22-09 - ManeGait - Promotion of LIVE at the Gait	\$ (7,500.00)
	#22-10 - McKinney Chamber of Commerce/McKinney Restaurant Council - 2022 McKinney Made	\$ (12,000.00)
	#22-11 - Collin County History Museum - Promotion of 2022 Then and Now Exhibit	\$ (7,500.00)
	#22-12 - Holy Family School and Legacy Keepers - Promotion of Black History Month Programming	\$ (4,000.00)
	#22-13 - McKinney Main Street - Promotion of the 2022 Arts in Bloom and Juneteenth events	\$ (12,000.00)
	#22-14 - McKinney Lacrosse - Turlaxin Tournament	\$ (3,054.00)
	#22-15 - McKinney Repertory Theater - Promotion of 5 shows/22 Performances - 22/23 season	\$ (11,667.00)
	#22-16 - Odysseus (McKinney Philaharmonic) - Promotion of 22/23 Season	\$ (13,760.00)
	#22-17 - Heritage Guild of Collin County - Promotion of Chestnut Square events - Fall 2022	\$ (13,751.00)
	#22-18 - Legacy Keepers of Old East McKinney - Promotion of El Día de los Muertos	\$ (14,420.00)
	#22-19 - McKinney Rotary Foundation - Promotion of Parade of Lights	\$ (7,388.00)
	#22-20 - McKinney Main Street - Promotion of Oktoberfest and Home for the Holidays	\$ (11,820.00)
	#22-21 - Collin County Master Gardeners - Promotion of 2023 McKinney Garden Show	\$ (9,850.00)
	#22-22 - SGB Hospitality - Promotion of 2022 McKinney Wine and Music Festival	\$ (9,850.00)
	#22-23 - Adriatica Buisness Association - Promotion of Fall 2022 Events	\$ (2,463.00)
	#22-24 - Meals on Wheels - Promotion of I Spy McKinney	\$ (2,955.00)
	Balance	\$ 22.00
Community Projects	MCDC Discretionary Community Projects	\$ 1,749,025.00
	#22-01 - Heard Sanctuary and Wildlife Museum - Updates and expansion of ropes course	\$ (30,000.00)
	#22-02 - McKinney Parks Foundation - Zero Turn Mower for trail maintenance	\$ (15,600.00)
	#22-04 - City of McKinney Housing & Community Development - exterior repairs to bring homes up to code - low income residents	\$ (160,000.00)
	#22-07 - Boys & Girls Club of Collin County - updates to athletic and game facilities and restroom renovations	\$ (147,746.00)
	#22-08 - Hugs Greenhouse - Upgrades to second greenhouse structure including benchtops and irrigation	\$ (14,158.93)
	#22-10 - Habitat for Humanity of Collin County - purchase land for homesites (\$400,000) and repairs to 11 homes in the Home Repair Program (\$300,000)	\$ (700,000.00)
	#22-12 - Heritage Guild of Collin County - renovations of restrooms, Bevel House kitchen, Bevel House landscaping, Chapel groom's suite, office deck replacement, restoration of front of offices	\$ (73,765.00)
	#22-14 - McKinney Main Street - downtown lighting improvements and speaker upgrades	\$ (38,200.00)
	#22-15 - Collin County History Museum - construction of new and refacing of existing facades to set the stage for the new "Created in Collin" exhibit	\$ (35,375.00)
	#22-16 - Adriatica Master Association - complete the project for privately owned/publicly accessible harbor park at Adriatica Village including multi-level 18" retaining wall seating, grade level observation decks, cobblestone stamped walkway, irrigation and sod	\$ (98,392.00)
	Balance	\$ 435,788.07

Grants and Transfers - FY 22

Category	Grant/Transfer	Amount
Economic Development	Economic Development Grants	\$ 6,000,000.00
	#22-03 - City of McKinney Engineering - road infrastructure to facilitate HEB development.	\$ (400,000.00)
	#20-08 - District 121, LLC - amended request to add \$857,653 to The Commons at District 121. Total MDCDC Investment \$2,897,893.	\$ (857,643.00)
	#22-09 - Archstreet McKinney - \$250,000 for infrastructure improvements Denizen Hotel - District 121. <i>Note: All financing must be in place for the hotel project by 11/30/22 or approval expires on funding. NOTE: APPLICATION WITHDRAWN</i>	
	Balance	\$ 4,742,357.00
Retail Development Infrastructure	MDCDC Discretionary Retail Infrastructure	\$ 120,000.00
	Balance	\$ 120,000.00
Projects - Parks & Recreation	Project #22-17 - Funded from FY 22 Budget	\$ 5,500,000.00
	Renovation of neighborhood parks	\$ (3,500,000.00)
	McKinney Greens Neighborhood Park	\$ (1,500,000.00)
	Hike and Bike Trails	\$ (500,000.00)
	Balance	\$ -
City of McKinney Administrative Fee		\$ 175,000.00
		\$ (175,000.00)
	Balance	\$ -
MPAC Operations		\$ 375,000.00
		\$ (375,000.00)
	Balance	\$ -
Community/Economic Development/Partnership Projects	Funded from Fund Balance	\$ 22,628,239.00
	Project #20-09 - TUPPS - additional \$2 million for project	\$ (2,000,000.00)
	Project #22-18 - City of McKinney - open space development/plaza at Municipal Complex	\$ (7,000,000.00)
	Balance	\$ 13,628,239.00

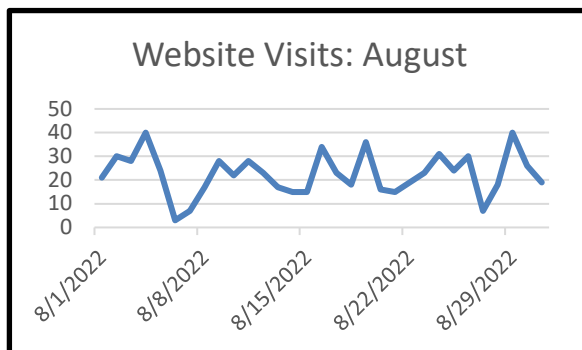


Participation in Marketing/Networking & Community Events

- Silo Art Project Reception and Ribbon Cutting
- 9.11 Remembrance at Mitchell Park
- Chestnut Square Bar Wars

Website Analytics

The number of website visits has continued to be fairly constant with spikes generally during open grant cycles and periods of high Promotional & Community Event Grant activity. August spikes correlate with social media posts about Hugs Greenhouse and MillHouse ArtsFest. Top page visits in August were Home Page, About Us and Community Impact. Most visitors connected directly; however, we saw significant traffic via links from the City and MEDC websites and MCDC social media pages. Notably in August, we saw traffic from MillHouse Foundation and The Retail Coach.

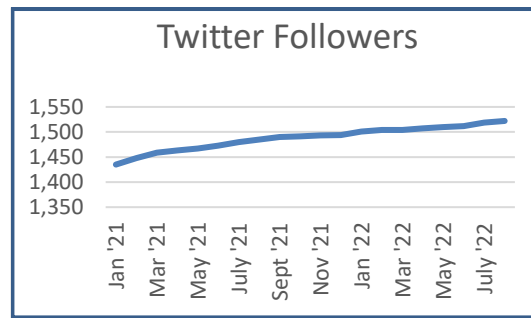
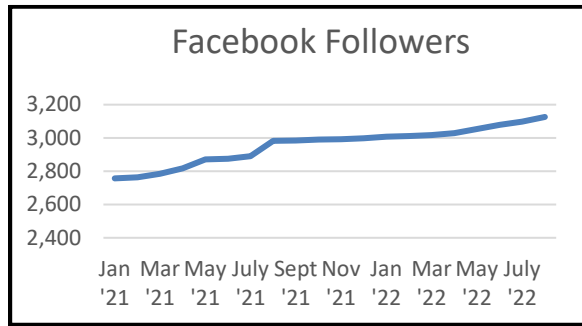


Top Referrers	
Direct to MCDC	125
Social Media	11
City website	46
MEDC website	20
MillhouseFoundation.org	1
The Retail Coach	1

Also, worth noting is the number of website visitors using mobile devices. Since the website redesign last Fall, the number of mobile users has increased almost 20%. As a reminder, one of the goals of the redesign was to make the website more friendly on mobile devices.

Mobile Traffic	Users	Percent of Total
Desktop	219	64.22%
Mobile	115	33.72%
Tablet	7	2.05%


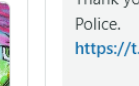

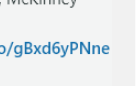

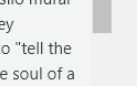




Social Media: Facebook and Twitter



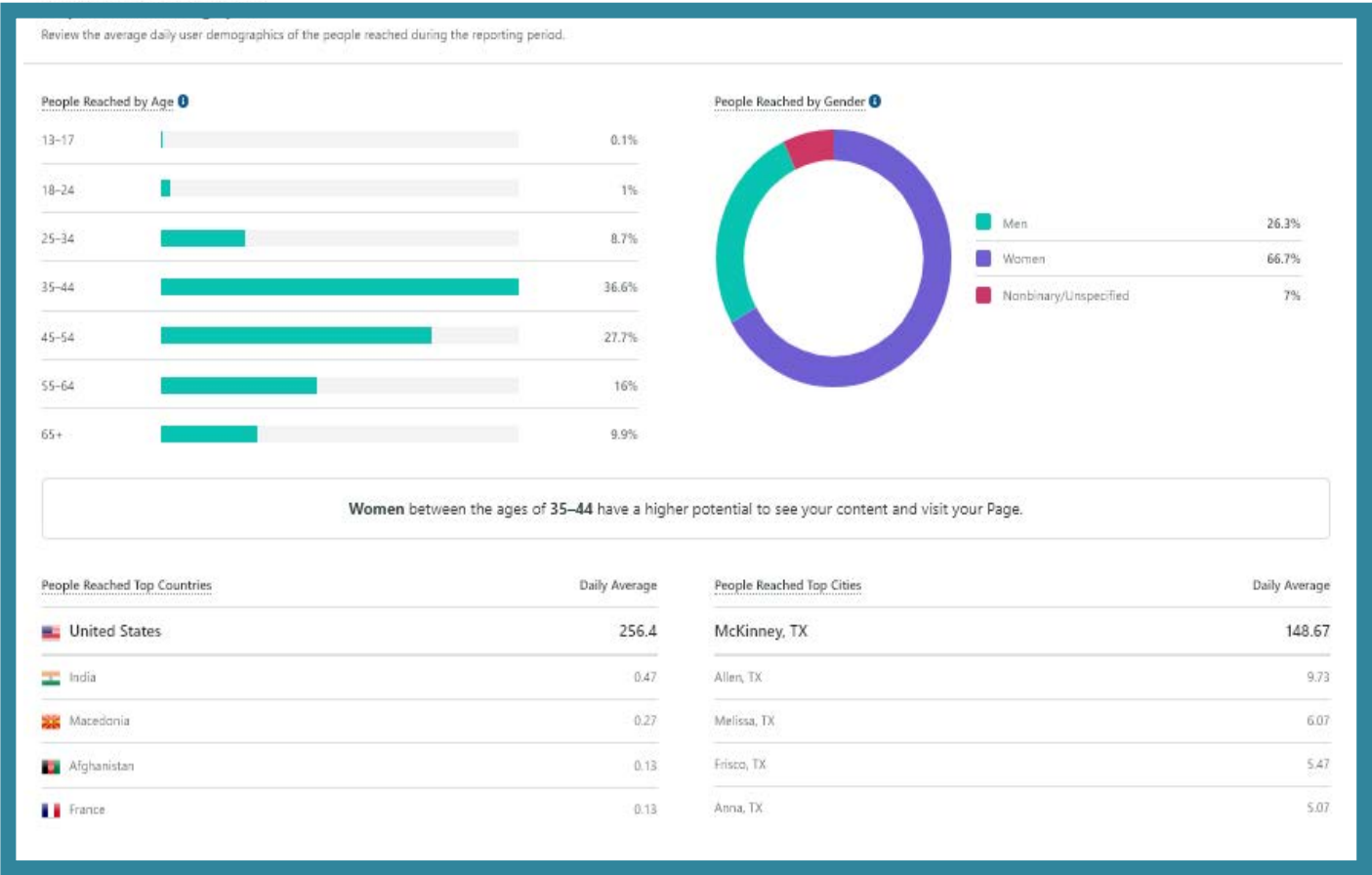
For Facebook, the top performing posts for August were related to Hugs Greenhouse, Silo Art Project, Unique by Nature campaign and a post about McKinney Fire Department. High performing organic posts for Facebook are shown below.

<p>McKinney Community ... Wed 8/24/2022 10:12 am PDT</p> <p>Did you know that when you shop and dine in McKinney, a half cent sales tax is used to fund community...</p> <p>Total Engagements 51</p> <p>Reactions 37</p> <p>Comments 1</p> <p>Shares 7</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 6</p>	<p>McKinney Community ... Wed 8/24/2022 6:29 pm PDT</p> <p>We love partnering with Hugs Cafe Inc and Hugs Greenhouse. Excited to see how your business "grows"!</p> <p>Total Engagements 31</p> <p>Reactions 16</p> <p>Comments 1</p> <p>Shares 1</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 13</p>	<p>McKinney Community ... Wed 8/17/2022 7:30 am PDT</p> <p>Respect. Integrity. Service. Excellence. https://www.nbcdfw.com/news/local/f-on-camera/3050036/?...</p> <p>Total Engagements 30</p> <p>Reactions 6</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks 12</p> <p>Other Post Clicks 12</p>	<p>McKinney Community ... Thu 8/18/2022 7:21 am PDT</p> <p>One of the largest works of art in Nort promises to "tell the story of the soul". Manager Kim Flom, Australian artist G</p> <p>Total Engagements 12</p> <p>Reactions 1</p> <p>Comments 0</p> <p>Shares 1</p> <p>Post Link Clicks 7</p> <p>Other Post Clicks 3</p>	<p>McKinney Community ... Thu 8/25/2022 4:28 pm PDT</p> <p>Don't miss the MillHouse ArtFest this weekend at McKinney's Cotton Mill. MCDC is proud to partner with...</p> <p>Total Engagements 5</p> <p>Reactions 3</p> <p>Comments 0</p> <p>Shares 1</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 1</p>
<p>McKinney Community ... Fri 8/19/2022 8:41 am PDT</p> <p>The 2022 AT&T Byron Nelson was a record-setting event! McKinney is already looking forward to 2023!</p> <p>Total Engagements 4</p> <p>Reactions 3</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 1</p>	<p>McKinney Community ... Mon 8/22/2022 7:21 am PDT</p> <p>MillHouse Summer ArtFest is this weekend! Stop by and check out the amazing talent. MCDC proudly fund...</p> <p>Total Engagements 3</p> <p>Reactions 1</p> <p>Comments 0</p> <p>Shares 1</p> <p>Post Link Clicks 1</p> <p>Other Post Clicks 0</p>	<p>McKinney Community ... Thu 8/18/2022 1:02 pm PDT</p> <p>Fun "to the max" this Saturday in Downtown McKinney.</p> <p>Total Engagements 3</p> <p>Reactions 0</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks 1</p> <p>Other Post Clicks 2</p>	<p>McKinney Community ... Fri 8/12/2022 9:40 am PDT</p> <p>Total Engagements 3</p> <p>Reactions 1</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 2</p>	<p>McKinney Community ... Thu 8/4/2022 8:30 am PDT</p> <p>Take the time to take it all in... McKinney is Unique by BEAUTY!</p> <p>Total Engagements 3</p> <p>Reactions 0</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 3</p>

While Twitter is a smaller audience with just over 1,500 followers, growth continues to be slow but steady. Engagement with our Twitter audience is much less than our Facebook audience. Top posts for August were related to the MillHouse ArtsFest and the Fire Department.

 <p>@mckinneycdc Thu 8/25/2022 11:28 pm UTC</p> <p>Don't miss the MillHouse ArtFest this weekend at McKinney's Cotton Mill. MCDC is proud to partner with...</p>  <p>Total Engagements 4</p> <p><u>Likes</u> 0</p> <p><u>Comments</u> 0</p> <p><u>Shares</u> 0</p> <p><u>Post Link Clicks</u> —</p> <p><u>Other Post Clicks</u> 4</p> <p><u>Other Engagements</u> 0</p>	 <p>@mckinneycdc Wed 8/17/2022 2:30 pm UTC</p> <p>Respect. Integrity. Service. Excellence. Thank you, McKinney Police. https://t.co/gBxd6yPNne</p>  <p>Total Engagements 2</p> <p><u>Likes</u> 1</p> <p><u>Comments</u> 0</p> <p><u>Shares</u> 0</p> <p><u>Post Link Clicks</u> 0</p> <p><u>Other Post Clicks</u> 1</p> <p><u>Other Engagements</u> 0</p>	 <p>@mckinneycdc Thu 8/18/2022 2:22 pm UTC</p> <p>One of the largest works of art in North Texas, the silo mural in McKinney promises to "tell the story of the soul of a community" says</p>  <p>Total Engagements 1</p> <p><u>Likes</u> 0</p> <p><u>Comments</u> 0</p> <p><u>Shares</u> 0</p> <p><u>Post Link Clicks</u> 1</p> <p><u>Other Post Clicks</u> 0</p> <p><u>Other Engagements</u> 0</p>	 <p>@mckinneycdc Fri 8/12/2022 5:55 pm UTC</p> <p>Don't forget McKinney Farmers Market tomorrow from 8 AM to noon! https://t.co/FU2diAzRex</p>  <p>Total Engagements 1</p> <p><u>Likes</u> 0</p> <p><u>Comments</u> 0</p> <p><u>Shares</u> 0</p> <p><u>Post Link Clicks</u> 1</p> <p><u>Other Post Clicks</u> 0</p> <p><u>Other Engagements</u> 0</p>	 <p>@mckinneycdc Sat 8/6/2022 1:06 pm UTC</p> <p>Rise & shine... it's Farmers Market time! Stop by McKinney's Chestnut Square from 8 AM to noon today!...</p>  <p>Total Engagements 1</p> <p><u>Likes</u> 0</p> <p><u>Comments</u> 0</p> <p><u>Shares</u> 1</p> <p><u>Post Link Clicks</u> —</p> <p><u>Other Post Clicks</u> 0</p> <p><u>Other Engagements</u> 0</p>
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Our Facebook audience demographic is primarily located in McKinney, with 2/3 being female. Demographic analytics are not readily available for our Twitter account.





HEARD-CRAIG
CENTER *for the* ARTS

September 7, 2022

To: Cindy Schneible, MCDC

Fr: Karen Zupanic, Heard-Craig Center for the Arts

RE: Final Grant Summary submitted within 30 days of Project Completion

Dear Cindy,

The following represents a composite summary of the 35 different projects that were outlined in the Heard-Craig Center for the Arts grant proposal submitted to MCDC in 2021. The projects took approximately a year to complete.

- A. Main Museum repairs and exterior painting. Completed as proposed.
- B. Main Museum interior lighting repairs. Heard-Craig funded. Completed as proposed.
- C. Carriage House repairs and exterior painting. Completed as proposed.
- D. Exterior Security System. Completed as proposed.
- E. Garden Upgrades:

Artificial Turf: Completed as proposed.

Garden irrigation changes (to support change to turf): Completed as proposed.

Lighting:

Proposed: 4 new floodlights.

Actual: Upgraded to 12 downlights and 33 uplights.

Secret Garden: Completed as proposed.

Lighting of the City Butterfly: Completed as proposed.

Installation of new brick walkway around the garden. Completed as proposed.

Addition of new plants (spirea): Completed as proposed.

Leveling the Arbors: Completed as proposed.

Installation of three, Garden stained glass polycarbonate structures. Completed as proposed.

Installation of three Garden stained glass panels. Completed after repairs were made to broken windows (\$1,100 used for stained glass repairs instead of being used for new property signage...see notes below)

Fence Painting (entire property). Heard-Craig funded. Completed as planned.

Carriage House interior lighting. Heard-Craig funding. **Quote still outstanding.** To Be Completed by contractor.

New garden benches. Heard-Craig funded. Waiting on delivery.

New property signage: **Still waiting for City of McKinney code approval. Approval of Historic Preservation Board has been received. Heard-Craig will fund the signage in-full so that this grant does not go over the approved and agreed upon timeline.**

Photographs of the changes and upgrades are attached to this letter. Each of the changes/upgrades were submitted individually for reimbursement. The reimbursement submissions had the invoices/payment verifications attached to each submission. (Grant was awarded June, 2021 for \$239,494 and we used \$239,457). The only two items on our original April, 2021 project submission not yet complete are shown above in red (CH interior lighting and property signage) and they are not yet complete due to code approval delays and contractors.

We'd like to especially share the differences that the Garden enhancements have made. Now that the overgrown brush and trees have been removed, pedestrians and drivers by can easily see the garden, the gazebo, the fountain, and all of the new raised beds that surround the Carriage House. We are very pleased that the Garden has become a place in which children can play in the evenings and a place in which people can walk or read during the beautiful morning hours. We truly do appreciate the funding assistance to make this happen.

If there are any questions, please let us know and we'd be glad to provide additional information. The Heard-Craig has not requested a grant during the 2022 MCDC grant cycles but it is anticipating the submission of a grant for 2023 which includes some monetary support for changes to the West Garden which will create a space for tables and chairs along Church Street, adding more outdoor seating. We also anticipate requesting support for a Mobile Museum that can be used throughout the city.

Again, thank you for your continued support.

Warm Regards,

Karen Zupanich

Main House Painting Fall, 2021



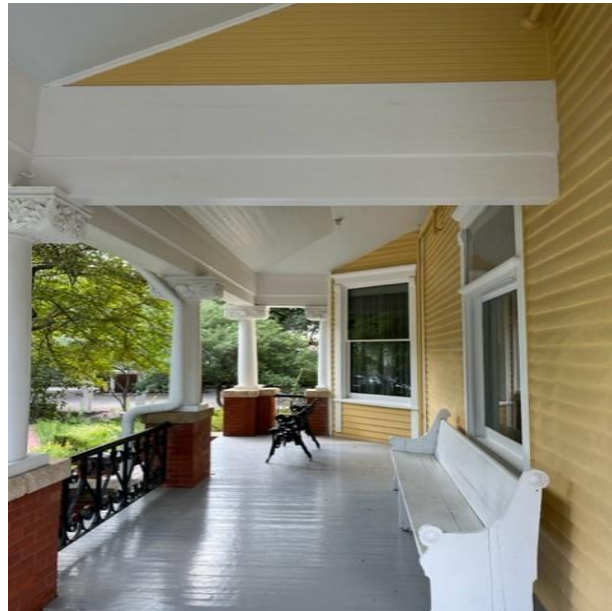
Soffits BEFORE Fall, 2021



Soffits AFTER Fall, 2021



Main Museum Painting Fall 2021



Main Museum Painted Fall, 2021

GARDEN ENHANCEMENTS Completed Fall, 2021 through Fall, 2022



Before the brickwork & lighting



During the construction/Early 2022



Completed – Wedding at Night



The Previous View looking East from Garden



The New View looking East from Garden



Full view of the new Garden enhancements



Photo of Garden from Carriage House vantage point.

Photographs of Before/After Exterior Painting and Repair – Carriage House



Before the painting



The repairs to the shingles



Photo of completed painting



Completed painting

Stained Glass Windows for the Garden.



Stained glass panel broken when McKinney windstorm blew over the window on the porch.



Stained glass repaired September 1, 2022



Stained Glass panel

enhancements added behind the Gazebo in the Garden.



Stained Glass installation – Reused from old

McKinney buildings



Fountain prior to repair/cleaning



Fountain repaired, sealed, and filled



Garden

Trees and bushes dug out from around the Secret

MCDC - Thank you for all you do!

TUPPS Brewery Expansion Project – August 2022 Construction Update

SpawGlass [SG] mobilized on site February 28. They continue buyout of subcontractors/vendors for the project.

The Current Schedule indicates Substantial Completion staggered for the three building and site, but all substantially complete by the end of November.

Below is a high-level recap of work progress and photos.

August 1 – August 5

Hydro Inspection, relocation of construction fence for the City Road Project, prefab of plumbing equipment for Tap Room & Barrel Aging, digging out slab at Tap Room, grading North Fire Lane and EMT Path



August 8 – August 12

Cleaning out and grading excavation inside Tap Room, continue prefab of plumbing equipment, forming grade beams at taproom addition, cleaning of fire lane, laying pipe for transformer,



August 15 – August 19

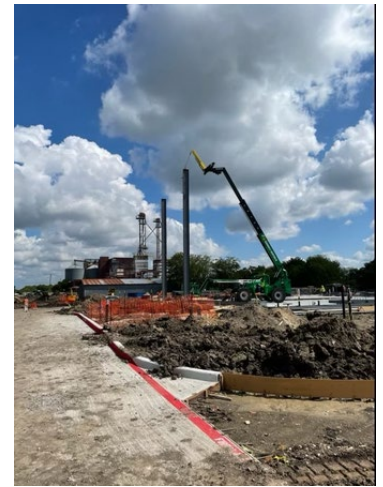
Brewery Building Steel Arrives! Digging out for grease trap between Barrel Aging and Tap Room, install of grease trap, rain on site



August 22 – August 26

Site continues to receive rain, layout of taproom plumbing, sawcutting taproom slab, demo of MCDC Blue Building, erection of steel at Brewery building





August 29 – August 31

Continue with erecting steel at Brewery Building, prep for the EMT path and Fire Lane up to Barrel Aging building, continue underground plumbing at Tap Room





22-0854

TITLE:

Consider/Discuss/Act on Retail Development Infrastructure Grant Application (RI 22-02) Submitted by The Cotton Mill in the Amount of Thirteen Thousand Seven Hundred Fifty-Four and No/100 Dollars (\$13,754.00) for Exterior Sewer Infrastructure Work Needed for the Completion of Additional Restrooms for a New Event Venue at the Property Located at 610 Elm Street in McKinney.

COUNCIL GOAL: 1: Direction for Strategic and Economic Growth
(1C): Continue to develop a retail development strategy for key areas of the community to further diversify revenue sources and expand entertainment, dining and shopping options and tourism.
5: Enhance Quality of Life in McKinney
(5D): Promote reinvestment activities in McKinney's historic downtown that balance preservation of historic character and current market needs.

MEETING DATE: September 22, 2022

DEPARTMENT: McKinney Community Development Corporation

CONTACT: Cindy Schneible, President

ITEM SUMMARY:

- McKinney Community Development Corporation will conduct a public hearing on a retail development infrastructure grant application submitted by The Cotton Mill for exterior sewer infrastructure work needed for the completion of additional restrooms for a new event hall located at 610 Elm Street in McKinney.
- The scope of work includes removal and replacement of concrete paving, new street paving, trench safety and equipment, PSI testing, parking lot concrete and wall opening for water line.

BACKGROUND INFORMATION:

- The Cotton Mill is a unique, historic facility offering loft office space, a gorgeous event hall and the perfect backdrop for photography shoots. The industrial equipment and unique features that once made the place the largest denim

manufacturer in the world still remains today, making it a one-of-a-kind destination for weddings, parties, and corporate events.

- The infrastructure improvements requested allow The Cotton Mill to expand its current operating business by hosting new and different events.

FINANCIAL SUMMARY:

- Funds allocated for FY22 Retail Development Infrastructure Grants is \$120,000, and none of these funds have been awarded to date.
- This is a matching grant program, with maximum grant funding limited to \$25,000 per grant.
- The request is eligible for MCDC consideration under Section 501.103 of the Texas Local Government Code.

SUPPORTING MATERIALS:

- Application Packet
- Presentation

SUPPORTING MATERIALS:

[Application Packet](#)
[Presentation](#)

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Retail Development Infrastructure Grant Application
Fiscal Year 2022

2022 Retail Development Infrastructure Grant Application Schedule

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2022	February 24, 2022	March 24, 2022
Cycle II: July 29, 2022	August 25, 2022	September 22, 2022

Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule above. Contact us to discuss your plans for submitting an application prior to completing the form.

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

McKinney Community Development Corporation
5900 S. Lake Forest Blvd., Suite 110
McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

*If you are interested in preliminary Board of Directors review of your project proposal, please complete and submit the **Letter of Inquiry** form, available at www.mckinneycdc.org, by calling 972.547.7653 or emailing cschneible@mckinneycdc.org.*

McKinney Community Development Corporation – Overview
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In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

Retail Development Infrastructure Grant 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 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).

Eligible Improvements

The Retail Development Infrastructure Grants will fund infrastructure improvements that **are exterior** to a property, necessary to promote or develop new or expanded business enterprises, and could include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Site Improvements
 - Grading
 - Landscape – considered **if replacement is required due to infrastructure improvements**
 - Walkways – concrete or other materials
 - Parking
- Fire suppression

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

The maximum award for any single grant will be 50% of total cost of the infrastructure improvements proposed, up to a maximum of \$25,000. The total amount allocated for 2022 is \$120,000 (two cycles of \$60,000 each).

The amount requested, must be matched 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 validate project costs.

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.
- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, 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 use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- Maximum Retail Development Infrastructure Grant amount is **\$25,000** (no more than 50% of total project cost) and requires an **equal match** from property/business owner.
- Grant funds may only be used for infrastructure improvements exterior to a building. Examples include sewer, water, electric utilities, gas utilities, drainage, site improvements.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Retail Development Infrastructure grants **will only be considered for a specifically disclosed retail/restaurant business venture**.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.

- 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 a Retail Development Infrastructure Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements in accordance with Performance Agreements that will be required to receive MCDC grant funds. MCDC will provide a logo for grant recipient use.

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

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 to MCDC in accordance with the schedule outlined above.
- 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.*)
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice 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.
- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: Chandler Casey
Company: The Cotton Mill
Federal Tax I.D.: 20-1305664
Incorporation Date:
Mailing Address: 610 Elm St, #400
City: McKinney ST: TX Zip: 75069
Phone: 214-500-9762 Fax: Email:
chandler@mckinneycottonmill.com Cell: 214-500-9762
Website:

Check One:

- ☐ Corporation ☒ Partnershipcheck ☐ Sole Proprietorship
☐ Governmental entity
☐ Nonprofit – 501(c) Attach a copy of IRS Determination Letter
☐ Other

PROJECT INFORMATION:

Project/Business Name: Cotton Mill Bathroom Line
Location of Project: 610 Elm St east parking lot
Physical Address: 610 Elm St
City: McKinney ST: TX Zip: 75069
Property Size: 12 acres Collin CAD Property ID: 2719784

PROPERTY OWNER INFORMATION *(if different from Applicant info above):*

Name: Terrance Casey
Company: The Cotton Mill
Mailing Address: 610 Elm St. #400
City: McKinney ST: TX Zip: 75069

DETAILED PROJECT INFORMATION:

Property Use (retail, restaurant): Event Hall

Estimated Date of Project Completion: 7/01/22

Days/Hours of Business Operation: 8-10pm

Estimated Annual Taxable Sales: \$200,000

Current Appraised Value of Property: \$3.19m Estimated Appraised Value (*Post-Improvement*): \$3.2m

Estimated Construction Cost for Entire Project: \$129,221

Total Estimated Cost for Exterior Infrastructure Improvements: \$27,508

Total Grant Amount Requested: \$13,754

Confirm Funds are Available for the Match and the Source of the Funds:

Amount: Source:

Will funds be requested from any other City of McKinney entity (e.g. TIRZ Grant, CDBG Grant)?

☐ Yes

☒ No

If yes, please provide details and funding requested:

Please attach two bids for the proposed improvements.

Has a request for grant funding been submitted to MCDC in the past?

☐ Yes

☒ No

Date(s):

Additional Information – please attach the following

- Business plan
- Current financial report
- Audited financials for previous two years (if not available, please indicate why)

Acknowledgements

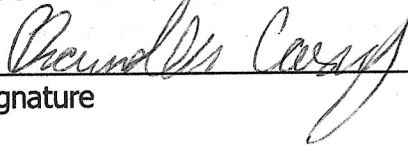
If funding is approved by the MCDC board of directors, Applicant assures:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- 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 infrastructure improvement 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 Retail Development Infrastructure 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.
- 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 a Retail Development Infrastructure 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.

[The Remainder of this Page Intentionally Left Blank]

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 I AM NOT GUARANTEED A GRANT.

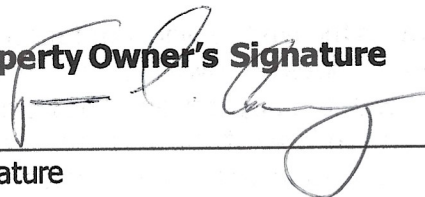
Applicant's Signature


Signature

Printed Name *Chandler Casey*

Date *7/25/2022*

Property Owner's Signature


Signature

Printed Name *Terry Casey*

Date *7/25/2022*

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

A FINAL REPORT IS TO BE PROVIDED TO MCD C 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 FORM/FORMAT OUTLINED ON THE NEXT PAGE.

Business Plan

By adding the exterior sewer line, we will be able to finish construction on some additional restrooms which will allow us to begin the process of opening up a new event hall. In addition to our already existing facilities, this new space will be run by our existing event coordinators in the hope that we will be able to expand our current operating business by holding a variety of new and different events.

Laico Concrete Services LLC

Quality-Driven Workmanship

835 E Lamar Blvd. #188 – Arlington, TX 76011

P: (817) 591-7317 – F: (817) 719-9171

To: Cotton Mill

From: Laico Concrete Services, LLC. – Joshua Davila

Date: 04-13-2022

Project: Cotton Mill – Water Service McKinney, Texas

BID PROPOSAL

We hereby propose and agrees to provide all labor, material, equipment, necessary to complete the work at the Cotton Mill – Water Service, Concrete paving, remove and replace.

Site work:

1. New Construction - Street Paving
2. PSI-Testing Safety Plan
3. Trench Safety Plan
4. Extra Concrete - Parking Lot
5. Traffic Control
6. Flaggers
7. Saw Cut
8. Back-Fill
9. Excavation
10. Clean Up
11. Trench Safety Protection Equipment (If needed)

Lump Sum Pricing \$ 29,000.00

1. Exhibit A is attached and included as part of our bid.
2. **CHANGE ORDERS:** All extra work not included in the Subcontract, if requested, will be performed by Laico Concrete Services LLC for material and labor costs plus overhead and profit. Ten Percent (10%) overhead and fee will be added or deleted accordingly.
3. If the contractor requires a waiver of subrogation or any changes to our standard insurance certificates, the following will be in addition to our base bid: **ADDITIONAL INSURANCE REQUIREMENTS – CALL FOR QUOTE.**
4. **Payment Terms: Weekly Draws**
5. **Proposal Good For 30 Days**

Signature: _____

Company: _____

Date: _____

Laico Concrete Services LLC

Quality-Driven Workmanship

835 E Lamar Blvd. #188 – Arlington, TX 76011

P: (817) 591-7317 – F: (817) 719-9171

Exhibit A.

Proposal Qualifications & Clarifications:

1. Our price Includes sales tax on materials. (Renovation Tax by others.)
2. Our proposal is based on contractor providing and maintaining access to the work area.
3. Our proposal excludes all concrete testing, density testing, concrete mix design testing.
4. Any and all Performance, Payment or Maintenance Bonds and allowances are excluded.
5. Our proposal excludes any/all permit fees, inspection fees, and impact/development fees.
6. Our proposal excludes any/all erosion control design, construction, maintenance or permits.
7. Our proposal is based on unknown subsurface conditions; subsurface utility line exploration protection, support and relocation being excluded. Any undercut due to unstable soils will an additional cost or additional stabilization of soils per asphalt contractor or other parties.
8. Our proposal excludes floor sealers, hardeners or stains, dowel supports, epoxy and coatings.
9. Our proposal excludes striping and joint sealants.
10. Surveying is excluded.
11. Our proposal is based on all work being performed on a 5-day workweek schedule. No overtime is included in our price. Any additional overtime due to an expedited schedule will be issued as a change order.
12. Contractor must provide access to water for dust control, sub-base compaction and curing operations.
13. Site drainage & utility structures (manholes, inlets, duct banks, headwall, culverts, collars, thrust-blocks, tie downs, etc. is excluded.
14. This proposal is based on material pricing as of 04-13-2022, any increase in materials at any time throughout the duration of the project will result in an increase in pricing via change order based on pricing increases.

Additional Exclusions - Any item not listed as included in our proposal, specifications

Removal and haul off of carpet.

Moving of furniture workout equipment.

Signature: _____

Company: _____

Date: _____

WEST TEXAS REBAR PLACER INC.

10209 Plano Rd. Suite 101
Dallas, Texas 75238

214 221-1333 Office
214 221-1303 Fax

Proposal

4/14/2022

Project Name: Cotton Mill-Water Service
Attention: McCall Casey

**Scope of Work: Remove and Replace Concrete Paving.
Per plans provide by owner.**

- .- Traffic control, flaggers**
- .- Saw Cut, clean up**
- .- Excavation & Back-fill.**

.- New Street Paving-----\$ 9,500.00
.- Trench Safety Plan-----\$ 600.00
.- PSI-Testing Lab-----\$ 2,186.00
.- Extra Parking lot Concrete -----\$12 ,500.00
Wall opening for water line, etc.

Total \$ 24,786.00

. Trench safety protection equipment (may be use) \$ 2, 722.50

BID EXCLUDES: **P.P Bond, Drill holes to install anchors, any Lay-out, or weld plates, hoisting equipment, lights, lifts, scaffolds. Support labor, move existing wood deck, any work for relocate the irrigation system. Work, Sunday's is additional charge to the contract.**

Respectfully Submitted

By:


Marco Hernandez

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Rental	
Event Hall	279,505.82
Lease Agmt	712,782.95
Photo Shoot	12,100.00
Total Rental	1,004,388.77
Total Income	1,004,388.77
Cost of Goods Sold	
Deposit Reimbursement	12,750.00
Total COGS	12,750.00
Gross Profit	991,638.77
Expense	
Computer Software	1,604.01
Advertising	
Wedding Wire	8,446.90
Google Ads	5,227.97
Chamber	774.00
Networking	48.00
Website	63.48
Advertising - Other	4,500.00
Total Advertising	19,060.35
Automobile Expense	1,088.53
Bank Service Charges	
Account Analysis	327.75
Check Fee	-5.00
Overlimit Fee	28.00
Wire Transfer Fee	12.00
Bank Service Charges - Other	5.00
Total Bank Service Charges	367.75
Building Permit	3,596.50
Charitable Donation	500.00
Event Supplies	
Chair Rental	230.37
Total Event Supplies	230.37
Filing Fees	-331.76
Fire Sprinkler Maintenance	2,327.00
Food	5,235.29
Fuel	20.00
Furniture/Fixtures	442.50
Inspections	
Fire	1,327.43
Inspections - Other	625.00
Total Inspections	1,952.43
Insurance	
Liability Insurance	33,784.25
Medical Insurance	2,625.00
Tractor	250.00
Insurance - Other	3,073.36
Total Insurance	39,732.61
Internet Service Provider	2,227.90

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2021

	Jan - Dec 21
Maintenance	
Lighting	95.05
Paint Supplies	1,168.99
Pest Control	194.85
Maintenance - Other	11.34
Total Maintenance	1,470.23
Materials	
Diesel	25.01
Industrial Gases	421.74
Landscape	614.96
Paint Supplies	6,149.90
South Garden	118.99
Materials - Other	65,314.59
Total Materials	72,645.19
Miscellaneous	36.07
Payroll Expenses	164,571.43
Payroll Expenses ERC	-18,812.50
Postage and Delivery	47.10
Professional Fees	
Accounting	8,070.00
Architectural	4,650.00
Legal Fees	5,205.00
Professional Fees - Other	1,500.00
Total Professional Fees	19,425.00
Reimbursement	2,250.00
Repairs	
Building Repairs	7,900.00
HVAC	3,897.77
Plumbing Repairs	1,505.00
Tractor Maintenance	2,452.98
Total Repairs	15,755.75
Security Alarm - Monitoring	108.25
Security Guards	187.89
Subcontractor	
Security Guards	13,638.52
Sprinkler Repair	825.00
Subcontractor - Other	264,962.91
Total Subcontractor	279,426.43
Subscription	1,015.02
Supplies	
Janitorial	5,060.47
Event Hall Supplies	25.00
Marketing	101.28
Office	3,412.11
Supplies - Other	1,766.71
Total Supplies	10,365.57
Taxes	
Property	74,096.23
Taxes - Other	764.15
Total Taxes	74,860.38
Telephone	
Cell	1,248.05
Total Telephone	1,248.05

Cotton Mill Partners Ltd.
Profit & Loss
January through December 2021

	Jan - Dec 21
Tenant Improvements	4,456.50
Toll Booth	2,493.61
Travel & Ent	48.00
Utilities	
Gas and Electric	
Suite 1100	3,224.78
Suite 700	4,126.78
Suite 1001	9,738.64
705 Anderson (Barn)	107.77
707 Anderson	1,088.58
Suite 100	5,407.55
Suite 1000	1,558.28
Suite 200 (Event Hall)	8,052.16
Suite 400	5,086.71
Suite 500	107.77
Suite 800	4,253.93
Suite 900	3,578.95
Suite 930	1,295.50
Total Gas and Electric	47,627.40
Water	
610 Elm St.	19,854.90
721 Anderson	14,973.10
Total Water	34,828.00
Total Utilities	82,455.40
Total Expense	792,106.85
Net Ordinary Income	199,531.92
Other Income/Expense	
Other Income	
Interest Income	0.02
Total Other Income	0.02
Other Expense	
Interest Expense	
Loan Interest	233,043.49
Total Interest Expense	233,043.49
Total Other Expense	233,043.49
Net Other Income	-233,043.47
Net Income	-33,511.55

Cotton Mill Partners Ltd.
Profit & Loss
 January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Catering Fee	7,382.67
Refund	4,405.29
Rental	
Event Hall	117,862.32
Lease Agmt	731,415.50
Photo Shoot	19,290.00
Rental - Other	500.00
Total Rental	869,067.82
Total Income	880,855.78
Cost of Goods Sold	
Deposit Reimbursement	21,358.00
Total COGS	21,358.00
Gross Profit	859,497.78
Expense	
Settlement Agreement	15,000.00
Computer Software	64.44
Late Fee	64.96
Reconciliation Discrepancies	640.00
Advertising	
Chamber	375.00
Signage	194.85
Advertising - Other	490.93
Total Advertising	1,060.78
Automobile Expense	
Fuel	101.71
Automobile Expense - Other	155.35
Total Automobile Expense	257.06
Bank Service Charges	
Account Analysis	74.43
Check Fee	44.70
Wire Transfer Fee	36.00
Bank Service Charges - Other	15.79
Total Bank Service Charges	170.92
Charitable Donation	560.00
Credit Card	11,626.59
Event Supplies	
Linens	715.03
Event Supplies - Other	361.62
Total Event Supplies	1,076.65
Furniture/Fixtures	
Lighting	132.49
Furniture/Fixtures - Other	300.00
Total Furniture/Fixtures	432.49
Insurance	
Auto	1,935.00
Liability Insurance	16,191.83
Insurance - Other	5,224.01
Total Insurance	23,350.84
Internet Service Provider	2,364.65
Maintenance	

Cotton Mill Partners Ltd.
Profit & Loss
 January through December 2020

	Jan - Dec 20
HVAC	5,091.06
Pest Control	1,515.50
Total Maintenance	6,606.56
Materials	
Landscape	405.42
Paint Supplies	4,986.67
Materials - Other	121,368.91
Total Materials	126,761.00
Payroll Expenses	133,913.49
Professional Fees	
Accounting	5,000.00
Architectural	8,862.86
Consulting	
Landscaping	
Design	2,470.00
Total Landscaping	2,470.00
Total Consulting	2,470.00
Fire Sprinkler Monitor	227.33
Legal Fees	4,852.21
Total Professional Fees	21,412.40
Reimbursement	-225.23
Rent	3,600.00
Repairs	
Plumbing Repairs	1,700.00
Tractor Maintenance	251.59
Repairs - Other	17,657.97
Total Repairs	19,609.56
Subcontractor	
Electrician	284.70
Security Guards	10,789.69
Subcontractor - Other	222,757.49
Total Subcontractor	233,831.88
Subscription	167.97
Supplies	
Event Hall Supplies	197.80
Office	78.86
Supplies - Other	197.80
Total Supplies	474.46
Taxes	
Property	78,660.34
Taxes - Other	0.36
Total Taxes	78,660.70
Telephone	
Cell	1,275.88
Total Telephone	1,275.88
Tenant Improvements	-406.80
Toll Booth	880.00
Transportation	849.33
Travel & Ent	
Meals	550.16

Cotton Mill Partners Ltd.
Profit & Loss
 January through December 2020

	Jan - Dec 20
Total Travel & Ent	550.16
Utilities	
Gas and Electric	
Suite 700	2,794.70
Suite 1001	10,628.45
705 Anderson (Barn)	106.40
707 Anderson	1,278.57
721 Anderson Street	1,229.15
Suite 100	5,844.86
Suite 1000	1,877.53
Suite 200 (Event Hall)	6,188.42
Suite 500	108.66
Suite 800	330.83
Suite 900	5,175.55
Suite 930	893.23
Gas and Electric - Other	398.70
Total Gas and Electric	36,855.05
Water	
610 Elm St.	20,266.41
721 Anderson	11,914.60
Dumpsters	
610 Elm Event	680.22
Dumpsters - Other	3,465.38
Total Dumpsters	4,145.60
Total Water	36,326.61
Utilities - Other	3.07
Total Utilities	73,184.73
Total Expense	757,815.47
Net Ordinary Income	101,682.31
Other Income/Expense	
Other Income	
Grant Income	25,000.00
Interest Income	3.15
Total Other Income	25,003.15
Other Expense	
Interest Expense	
Loan Interest	219,493.33
Total Interest Expense	219,493.33
Total Other Expense	219,493.33
Net Other Income	-194,490.18
Net Income	-92,807.87

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 26, 2022

	Jan 1 - Jul 26, 22
Ordinary Income/Expense	
Income	
Property Sale	3,000.00
Catering Fee	3,120.65
Refund	
Collin County Tax Assessor	152.69
Refund - Other	267.65
Total Refund	420.34
Rental	
Event Hall	217,264.42
Lease Agmt	630,698.17
Photo Shoot	3,487.00
Rental - Other	-3,385.58
Total Rental	848,064.01
Total Income	854,605.00
Cost of Goods Sold	
Deposit Reimbursement	11,500.00
Total COGS	11,500.00
Gross Profit	843,105.00
Expense	
Computer Software	1,799.43
Reconciliation Discrepancies	124.06
Advertising	
Wedding Wire	5,375.30
Google Ads	2,900.31
Chamber	375.00
Website	56.25
Advertising - Other	5,958.93
Total Advertising	14,665.79
Automobile Expense	
Fuel	52.97
Automobile Expense - Other	1,220.82
Total Automobile Expense	1,273.79
Bank Service Charges	
Account Analysis	333.11
Overlimit Fee	79.53
Wire Transfer Fee	18.00
Bank Service Charges - Other	141.94
Total Bank Service Charges	572.58
Building Permit	3,632.65
City Permit	14,191.77
Equipment Rental	2,031.30
Food	2,521.85
Insurance	
Auto	820.00
Liability Insurance	22,411.39
Tractor	250.00
Insurance - Other	1,027.70
Total Insurance	24,509.09
Internet Service Provider	1,271.28
Maintenance	
Paint Supplies	1,623.75

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07/26/22
Cash Basis

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 26, 2022

	Jan 1 - Jul 26, 22
Pest Control	194.85
Total Maintenance	1,818.60
Materials	
Industrial Gases	446.30
Paint Supplies	2,067.69
Materials - Other	77,277.20
Total Materials	79,791.19
Miscellaneous	2,000.00
Payroll Expenses	87,613.76
Postage and Delivery	46.40
Professional Fees	
Legal Fees	450.00
Professional Fees - Other	200.00
Total Professional Fees	650.00
Reimbursement	3,867.36
Subcontractor	
Security Guards	17,871.26
Subcontractor - Other	480,077.85
Total Subcontractor	497,949.11
Subscription	518.51
Supplies	
Amazon	130.19
Janitorial	3,772.02
Home Depot Materials	190.19
Marketing	55.00
Office	2,061.66
Supplies - Other	954.70
Total Supplies	7,163.76
Telephone	
Casey Cell	337.95
Cell	264.74
Total Telephone	602.69
Toll Booth	804.09
Utilities	
Gas and Electric	
Suite 1330	278.03
Suite 1300	275.19
Suite 1410	1,516.36
Suite 300	2,107.39
Suite 1100	7,271.98
Suite 700	2,018.96
Suite 1001	5,066.38
705 Anderson (Barn)	53.88
707 Anderson	1,174.40
Suite 100	2,947.08
Suite 200 (Event Hall)	4,949.94
Suite 400	3,961.34
Suite 500	53.88
Suite 800	3,332.35
Suite 900	2,047.52
Suite 930	415.06
Total Gas and Electric	37,469.74
Water	
610 Elm St.	10,604.23
721 Anderson	6,441.00

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07/26/22
Cash Basis

Cotton Mill Partners Ltd.
Profit & Loss
January 1 through July 26, 2022

	Jan 1 - Jul 26, 22
Dumpsters	
610 Elm	1,003.52
721 Anderson	808.88
Total Dumpsters	1,812.40
Total Water	18,857.63
Total Utilities	56,327.37
Total Expense	805,746.43
Net Ordinary Income	37,358.57
Other Income/Expense	
Other Expense	
Interest Expense	
Loan Interest	145,103.07
Total Interest Expense	145,103.07
Total Other Expense	145,103.07
Net Other Income	-145,103.07
Net Income	-107,744.50

THE COTTON MILL

Retail Infrastructure Grant

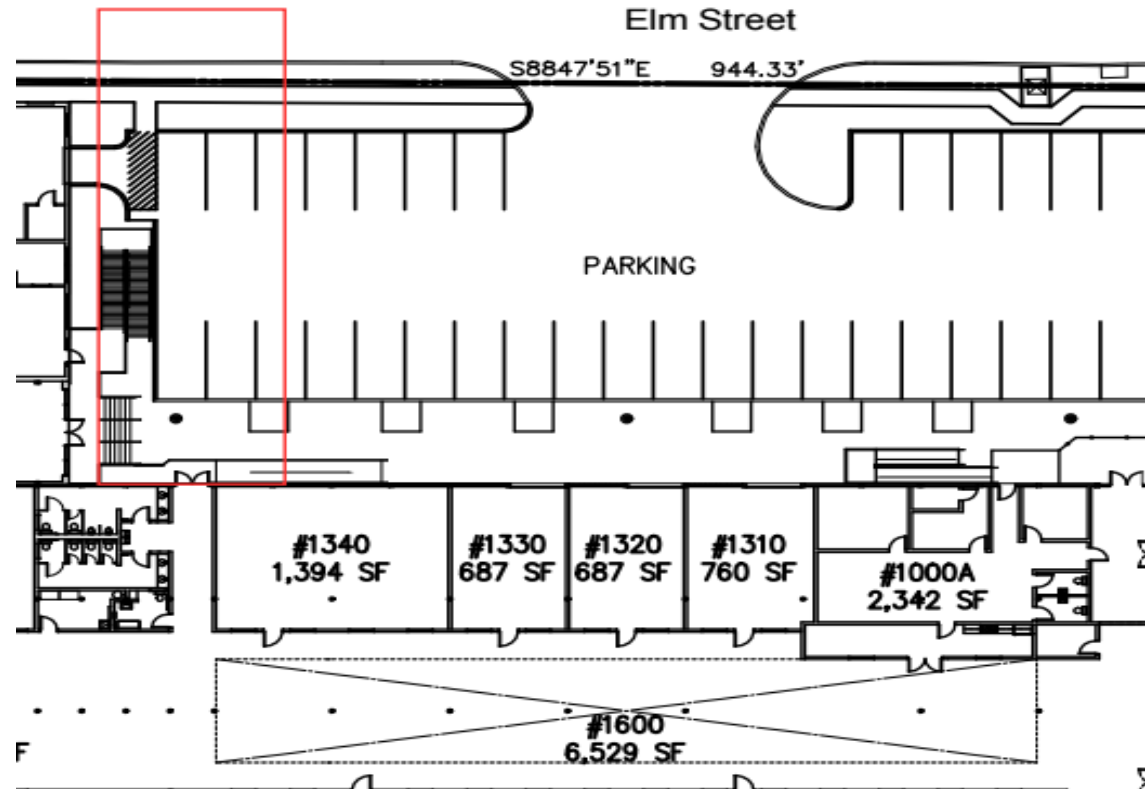
LANDMARK RETAIL

- Located at 610 Elm Street, The Cotton Mill sits at the entrance or "gateway" into the city via Highway 5



THE PROJECT

- What: New Sewer & Drainage lines added to the exterior of the property
- Why: Needed to add additional restrooms for a new Event Hall deemed, "The Atrium"



THE PROJECT

**Scope of Work: Remove and Replace Concrete Paving.
Per plans provide by owner.**

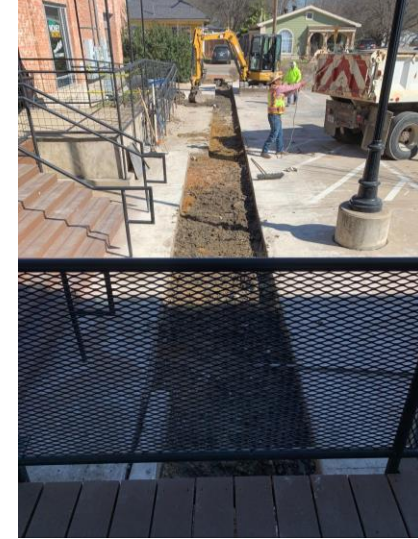
**.- Traffic control, flaggers
.-Saw Cut, clean up
.-Excavation & Back-fill.**

**.-New Street Paving-----\$ 9,500.00
.- Trench Safety Plan-----\$ 600.00
.-PSI-Testing Lab-----\$ 2,186.00
.- Extra Parking lot Concrete -----\$12,500.00
Wall opening for water line, etc.**

Total \$ 24,786.00

. Trench safety protection equipment (may be use) \$ 2, 722.50

THE PROJECT



THE PROJECT

