



McKinney Community Development Corporation Agenda

Thursday, November 16, 2023

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.

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16;
AT&T U-Verse Channel 99;
and online at <http://mckinney.legistar.com>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing 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.

23-0933 [Minutes of the McKinney Community Development Corporation Meeting of October 26, 2023.](#)

Attachments: [Minutes](#)

REPORTS

23-0934 [Financial Report](#)

Attachments: [September Preliminary Financials](#)
[September Transmittal Letter](#)
[September Checks Issued](#)

23-0935 [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](#)

23-0936 [President's Report](#)

Attachments: [Grants Awarded FY 23 \(Sept\)](#)
[Grants Awarded FY 24 \(Nov\)](#)
[October Marketing Report](#)
[TUPPS Update \(Oct\)](#)

REGULAR AGENDA ITEMS

23-0937 [Update on Project 4B 23-08 Submitted by McKinney Housing Authority for The Remnant at Greenwood, LP.](#)

23-0938 [Update on Project 4B 18-06 Submitted by Habitat for Humanity of Collin County for The Cotton Groves Community.](#)

Attachments: [Presentation](#)

PUBLIC COMMENTS Regarding Matters not on the Agenda

BOARD COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters
Project 20-09 TUPPS Brewery and Entertainment Destination
Project Bluesky
Project Vibes
Project Hemispheres

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at least seventy-two (72) hours prior the start of the meeting, on or before the 10th day of November, 2023, 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>.

23-0933



TITLE: Minutes of the McKinney Community Development Corporation Meeting of October 26, 2023.

SUPPORTING MATERIALS:

[Minutes](#)

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 26, 2023

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Thursday, October 26, 2023, at 8:00 a.m.

Board Members Present: Mary Barnes-Tilley, Joy Booth, Deborah Bradford, David Kelly, Kathryn McGill, David Riche, and Angela Richardson-Woods, and Board Alternate Chris Wilkes.

Absent: None.

City Council Present: Mayor George Fuller.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant Director of Parks and Recreation Ryan Mullins, MPAC Marketing and Development Specialist Jakia Brunell, Visit McKinney Executive Director Aaron Werner, MEDC President Michael Kowski, Director of Housing and Community Development Janay Tieken, and MCDCC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chair Richardson-Woods called the meeting to order at 8:00 a.m. after determining a quorum was present. Reverend Perry Mullins of St. Peter's Episcopal Church offered an invocation which was followed by the Pledge of Allegiance.

23-0875 Chair Richardson-Woods administered the Oath of Office for New and Reappointed Board Members Mary Barnes-Tilley, Deborah Bradford and David Kelly, and Board Alternate Chris Wilkes.

23-0876 Chair Richardson-Woods called for Election of Officers. Board members unanimously approved a motion by Mary Barnes-Tilley for Angela Richardson-Woods to be re-elected Board Chair. Board members unanimously approved a motion by David Riche for David Kelly to be re-elected Vice Chair. Board members unanimously approved a motion by David Kelly for David Riche to be elected Secretary. Board members unanimously approved a motion by David Kelly for Deborah Bradford to

be elected Treasurer. Chair Richardson-Woods congratulated all of the officers on their election.

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

Chair Richardson-Woods called for a motion on consent items. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Secretary Riche, to approve the following item:

23-0877 Minutes of the McKinney Community Development Corporation Meeting of September 28, 2023.

23-0878 Chair Richardson-Woods shared that Chance Miller will present September and October financials at the November meeting and then called for Board and Liaison Reports.

Board Chair. Chair Richardson-Woods reported that it has been a busy month with Board members representing MCDC at many events including: McKinney Philharmonic Concert, Dia de los Muertos, Wine & Music Festival, McKinney Repertory Theatre's CLUE, Boys & Girls Club Gala, McKinney Education Foundation reception, Chamber Best of McKinney Lunch, Chamber Development Update on Transportation, McKinney Young Professionals Cheers to Charity Event, Community Health Clinic Event, and ManeGait Gala at the 'Gait. Vice Chair Kelly commented that he was able to attend many of these events. Board Member Barnes-Tilley commented that the Chamber's Transportation Update provided new and appreciated information, and she congratulated SBG on another great McKinney Wine & Music Festival. Board Member Booth attended the ribbon-cutting for the McKinney Roots chicken coop and was encouraged to learn more about the great work ongoing at the farm. Treasurer Bradford shared that she appreciated the meaningful words from Councilwoman Dr. Feltus, Mayor Fuller and City Manager Grimes at the Palladium groundbreaking,

adding that she is grateful to live in a community that recognizes the need for affordable housing and works towards making it available in McKinney. She added that she attended both Chamber events - Best of McKinney awards and the Transportation Update. Board Member McGill added that the McKinney Education Foundation reception showcased the work of excellent leadership and Board members and added that she appreciates that MCDC partners with and funds so many non-profit organizations that do great work in McKinney and the events they produce to showcase the city. Secretary Riche complimented the Collin College presentation at the Transportation Update, and he attended the Purses with a Purpose event which is a great cause. Mr. Riche added that it is a blessing to serve the community alongside MCDC Board members and City Council. Chair Richardson-Woods added that the ManeGait Gala was a wonderful event and thanked fellow Board members for their support of the work of ManeGait. She also attended the groundbreaking for the new Abbott's Frozen Custard coming soon. She thanked Board members for the time they spend in the community. City of McKinney. City Manager Paul Grimes congratulated the newly-elected Board officers. He shared that the Bond Committee has been meeting and will present the committee's recommendation for a May bond election to Council in December. Mr. Grimes announced that Director of Housing and Community Development Janay Tieken is leaving the City after fourteen years of leadership, recognizing that her contributions have made a huge and positive impact on our community. On November 28, City Council will hear presentations from the final three developers being considered for the Downtown redevelopment project. Mr. Grimes shared that he attended an AI conference last week and learned ways that the technology can help with Quadrant 1 work (short-term tasks) to free up more staff time to focus on Quadrant 2 work (strategy and planning). Board Member Barnes-Tilley commented that

Collin College is looking for ways for students to use AI to enhance their work. Board Member Booth shared some concerns about the AT&T fiber projects in the City. Mr. Grimes explained that AT&T is permitted to run fiber under utility easements, and they are likely working on the project in response to market demands. He added that City Council has authorized staff to enter a licensing agreement for fiber to the community.

Visit McKinney. Executive Director Aaron Werner congratulated the new Board officers. He reported that Texas Travel Council is visiting McKinney today, and their tour will include a site visit to the new TUPPS campus and lunch with Visit McKinney staff. With November approaching, staff is working with MISD on logistics for the NCAA D2 Championship football game. Mr. Werner reminded Board members that the Visit McKinney Guide is underway and Texas Monthly has reached 120% of their ad sales goal. The Visit McKinney website serves as a landing page for many of our community events; therefore, as people rely more on AI for information, Visit McKinney is increasing their blog and website content with the goal of having information from their website be the source for AI channels.

McKinney Economic Development Corporation. In his third week as President of MEDC, Michael Kowski shared his appreciation for the professional team in place. MEDC held a joint meeting with Council to discuss alignment of strategies. Mr. Kowski stated that McKinney is primed for great things to come. He has met many leaders in the economic development arena, and he has appreciated impromptu conversations with President Schneible and is especially looking forward to working and collaborating closely with MCDC.

McKinney Main Street/MPAC. Marketing and Development Specialist Jakia Brunell shared that Director Andrew Jones is traveling. Downtown happenings include Cirque Carré starting today and running through October 29, the mural on the north wall of the new Harvest at the

Masonic is complete, Harvest opens today, SBG's Spooktacular Boos and Brews is October 28, Dale Watson is scheduled to perform on November 3, Downtown Wine and Cheese Walk will take place on November 11 (a grassroots event organized by four local wineries), The Downtown Christmas tree arrives on November 15 with tree lighting on November 24, and Home for the Holidays November 24-26. Chair Richardson-Woods verified with Ms. Brunell that they will be doing a community Christmas tree fundraiser again this year.

McKinney Parks and Recreation. Assistant Director Ryan Mullins shared that new officers for the Parks Board are Bruce Mead, Chair, and Wendy Gallagher, Vice Chair. Designs for the Al Ruschhaupt road connections, Old Settlers Park, Towne Lake light park, and Towne Lake dog park projects are all underway. Greens Parks and Greens Trails projects will be going out for bid soon. Construction on E.A. Randles Park will begin soon. Synthetic turf is laid on the Craig Ranch soccer fields, and demolition has begun on the north entrance to prepare for the new construction. Recreation Center at Towne Lake is now closed, and the remodel will begin soon. Robinson Ridge Park is in final inspection stage and will be opening soon; Secretary Riche commented that the park is looking beautiful. Trick or Treat Trails at Towne Lake was this past weekend. He estimated attendance numbered about 9,000 with booth participants from City departments and the community.

23-0879 Chair Richardson-Woods called for the President's Report. President Schneible called attention to the backpack each board member received as a thank you from the Mayor and City Secretary's Office for service to the city. T-shirts from the Dia de los Muertos team were also distributed. Chance Miller, City Accounting Manager, will provide a full financial update in November, but he did share some sales tax data. September revenue is from July sales, and McKinney saw a 7.7% increase. In the

same timeframe, Allen saw a .1% decrease, Frisco saw a 4.8% decrease, and Plano saw a 4.5% increase. Retail trade had an 8% increase. President Schneible directed attention to the attached reports including a summary of MCDC investments by strategic priority and a recap of approved grants. The first promotional grant application period for FY24 runs November 1-30. Ms. Schneible explained that under state law, MCDC is permitted to carryover unspent promotional funds, so this fiscal year's allocation for promotional grants should total about \$240,000 with the carryover. Ms. Schneible called attention to the final reports provided by Collin County History Museum for the new "Created in Collin" exhibit, McKinney Repertory Theatre's season, and the Drum Corps International event. She added that MCDC will have an add in the new Visit McKinney Guide that Texas Monthly is producing. TUPPS is working to complete the requirements for a TCO for the brewery building, which they should secure by next week. Ms. Schneible shared that Linda Jones has been working with the Applications Ad hoc Committee to update all grants. Beginning this year MCDC is moving to an all-online submission format with the goals to receive complete information from all applicants and to simplify the evaluation process. The promotional grant application is close to being published for the upcoming grant cycle, and other application updates will follow. Linda Jones thanked the applications committee (Angie, Kathryn and Joy) for their time spent on reviewing and making recommendations for change. She added that the new online format requires certain information to be completed before an application can be submitted, which should help in securing the required information. The format also provides contingency questions, so applicants will know whether certain information/forms are required based on how they answer certain questions. The new format should also provide consistency across applications, which will streamline the evaluation process. Board Members Booth and McGill and Chair

Richardson-Woods thanked staff for their guidance and work on the application updates, and Board Member Booth and Chair Richardson-Woods added that we should seek feedback from the applicants and make additional updates as needed. President Schneible thanked Linda Jones for her work on the project. President Schneible offered her congratulations to the newly-elected Board officers.

23-0880 Chair Richardson-Woods called Director of Housing and Community Development Janay Tieken to present on the ABC's of Affordable Housing Development. Each Board member was provided with a list of terms and acronyms which should help in the understanding of housing conversations. Ms. Tieken reviewed the three types of City of McKinney housing programs: tenant based rental assistance, housing rehabilitation program, and property maintenance program. After a question from Board Member Barnes-Tilley, Ms. Tieken clarified that some income is required for tenant based rental assistance, but all forms of income are considered including disability and social security. Ms. Tieken reviewed local, state and federal funding options including LIHTC (4% and 9% federal tax credits awarded to eligible developers to offset their tax liability), McKinney Housing Finance Corporation (City Board that can issue bonds, serve as a nonprofit development partner, and purchase land), and McKinney Housing Authority (can partner with private developers through HUD rental assistance and vouchers for projects like The Remnant). McKinney Housing Authority (MHA) currently has only 204 public housing units with rents stabilized based on resident's income. All additional units since the redevelopment of Newsome Homes have come through the rental assistance program. MHA is also responsible for 424 housing units utilizing housing choice vouchers. She added that MHA just opened their waiting list up to 500 more, and the list was full in twenty minutes. Board Member Bradford asked about the

home inspections for homes under the housing choice vouchers, and Ms. Tieken stated that MHA is responsible for those inspections, but she is not sure if the inspectors are staff or contracted labor. Secretary Riche asked if there was a process to identify how many would apply if the wait list was not limited. Ms. Tieken indicated she was not aware of that data. Ms. Tieken stated that buyers are income eligible when they earn 80% or less of the area median income (AMI); however, in order for a developer to receive certain funding, at least 25% of buyers must be at 60% AMI or below. Council recently approved MHFC as administrator of the Community Land Trust for the City of McKinney with initial funding of \$1,000,000 allocated by City Council. Chair Richardson-Woods asked if there are existing properties that individuals may be willing to sell and also asked about the true reach of \$1,000,000. Ms. Tieken explained that once a home is designated as part of a CLT, that house remains in the CLT even when the house is sold to a new income-eligible buyer. Community Land Trusts can be sponsored by the City or other organizations such as Habitat, but regulations require that 40% of the units be set aside for buyers earning 80% AMI or lower and 10% be set aside for those earning 60% AMI or lower. Chair Richardson-Woods thanked Ms. Tieken for the detailed presentation. Board Member Booth asked about the composition of those using vouchers, are they individuals or families, in McKinney? Ms. Tieken said she would reach out to get that information from MHA. President Schneible suggested that we invite Roslyn Miller, MHA, to present to the Board. Ms. Booth also asked about the AMFI (Area Median Family Income) for McKinney, and Ms. Tieken replied that AMFI is about \$106,000 and AMI for an individual is about \$90,000 (at 100% AMI). City Manager Grimes recognized Ms. Tieken for fourteen years with the City of McKinney and credited her for transforming the housing and community development function for the City. He emphasized that the challenges are many for

affordable housing efforts in Collin County, and McKinney has more affordable housing units than the other cities in the county combined. Mr. Grimes emphasized that housing is a very complex issue, each project presenting unique challenges, and Ms. Tieken's diligent leadership has continued to move projects forward. Board Member McGill expressed appreciation to Ms. Tieken for her participation and leadership on The Front Porch attainable housing task force convened by MCDC. She also acknowledged the value and leadership of Assistant City Manager Kim Flom to the task force. Board Member Barnes-Tilley suggested that MCDC's new Housing Subcommittee create a flow chart to reflect the relationship of entities and individuals involved in the complex housing process. Chair Richardson-Woods also thanked Ms. Tieken for her leadership and guidance with the City.

Chair Richardson-Woods called for public comments regarding matters not on the agenda, and there were none.

Chair Richardson-Woods called for additional Board comments. Treasurer Bradford thanked Ms. Tieken and her staff as well as the Parks staff for their support of the Legacy Neighborhood Fall Festival and for working with the Legacy Neighborhoods. Ms. Bradford also shared that the Meet the Chiefs event at La Tiendita offered a great opportunity to gather and interact, and she thanked the City for being a bridge to the east side neighborhoods.

Chair Richardson-Woods recessed the meeting into executive session at 9:19 a.m. in accordance with the Texas Government Code. Deliberation regarding economic development matters include Project 4B 20-09 (TUPPS Brewery and Entertainment Destination), Project Bluesky, Project Vibes, and Project Hemispheres. Chair Richardson-Woods announced that there would be no action taken after executive session.

Chair Richardson-Woods reconvened the meeting of the McKinney Community Development Corporation back into regular session at 10:23 a.m.

Chair Richardson-Woods called for a motion to adjourn. Board members unanimously approved a motion by Board Member Barnes-Tilley, seconded by Secretary Riche, to adjourn. Meeting was adjourned at 10:24 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: _____

SIGNED:

ANGELA RICHARDSON-WOODS
Board Chair

ATTEST:

DAVID RICHE
Board Secretary

23-0934



TITLE: Financial Report

SUPPORTING MATERIALS:

[September Preliminary Financials](#)

[September Transmittal Letter](#)

[September Checks Issued](#)

McKinney Community Development Corporation
Summary Operating Statement
September 2023 Preliminary (100% of FY Complete)

Revenues	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Received	Monthly Comparison		YTD Comparison	
						Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
Sales Tax Receipts	\$ 22,246,704	\$ 1,959,047	\$ 22,071,669	\$ 175,035	99.2%	\$ 1,853,892	\$ 105,155	\$ 22,246,704	\$ (175,035)
Interest Income	1,557,780	130,802	1,947,512	(389,732)	125.0%	129,815	987	1,557,780	389,732
Unrealized Gains/Losses	-	(155,756)	207,008	(207,008)	-	-	(155,756)	-	207,008
Contributions & Donations - Other Capital	163,329	-	531,598	(368,269)	325.5%	13,611	(13,611)	163,329	368,269
Miscellaneous Revenue	-	1,875	13,492	(13,492)	-	-	1,875	-	13,492
Total Revenues	\$ 23,967,813	\$ 1,935,968	\$ 24,771,279	\$ (803,466)	103.4%	\$ 1,997,318	\$ (61,350)	\$ 23,804,484	\$ 803,466
Expenses	FY23 Adopted Budget	Monthly Actual	YTD Actual	Remaining Budget	Budget Spent	Monthly Budget	Monthly Variance	YTD Budget	YTD Variance
MCDC Operations									
Personnel Expense	\$ 323,145	\$ 34,959	\$ 325,223	\$ (2,078)	100.6%	\$ 26,929	\$ (8,030)	\$ 323,145	\$ (2,078)
Supplies Expense	15,250	199	5,732	9,518	37.6%	1,271	1,072	15,250	9,518
Maintenance Expense	2,500	1,282	1,282	1,218	51.3%	208	(1,074)	2,500	1,218
Services/Sundry	1,180,242	18,282	668,828	511,414	56.7%	98,354	80,071	1,180,242	511,414
Capital	318,410	-	92,352	226,058	0.0%	26,534	(26,534)	318,410	226,058
Total Administrative	\$ 1,839,547	\$ 54,723	\$ 1,093,417	\$ 746,130	59.4%	\$ 153,296	\$ 45,505	\$ 1,839,547	\$ 746,130
Projects									
Community Grants & Projects	\$ 27,069,509	\$ 64,711	\$ 4,458,821	\$ 22,610,688	16.5%	\$ 2,255,792	\$ 2,191,081	\$ 27,069,509	\$ 22,610,688
Capital	189,600	13,665	125,535	64,065	0.0%	15,800	2,135	189,600	64,065
Other Project Expenses	165,000	3,610	16,588	148,412	10.1%	13,750	10,140	165,000	148,412
Total Projects	\$ 27,424,109	\$ 81,986	\$ 4,600,944	\$ 22,823,165	16.8%	\$ 2,285,342	\$ 2,203,356	\$ 27,424,109	\$ 22,823,165
Non-Departmental									
Administrative Fee to GF	\$ 175,000	\$ 14,583	\$ 175,502	\$ (502)	100.3%	\$ 14,583	\$ -	\$ 175,000	\$ (502)
Economic Incentive	518,387	-	-	518,387	0.0%	43,199	43,199	518,387	518,387
Insurance & Risk Fund	754	63	754	0	100.0%	63	-	754	-
Park Construction Fund	15,485,340	382,956	4,694,418	10,790,922	30.3%	1,290,445	907,489	15,485,340	10,790,922
MPAC	500,000	41,667	500,000	(0)	100.0%	41,667	-	500,000	-
Buildings & Structures	12,575,097	1,022,280	10,322,861	2,252,236	82.1%	1,047,925	25,644	12,575,097	2,252,236
MCDC Debt Service Payments	1,085,000	-	1,085,000	-	100.0%	90,417	90,417	1,085,000	-
MCDC Debt Service I & S	636,044	-	636,044	-	100.0%	53,004	53,004	636,044	-
Paying Agent	1,000	-	400	600	40.0%	83	83	1,000	600
Total Non-Departmental	\$ 30,976,622	\$ 1,461,549	\$ 17,414,978	\$ 13,561,643	56.2%	\$ 2,581,385	\$ 1,119,836	\$ 30,976,622	\$ 13,561,643
Total Expenses	\$ 60,240,278	\$ 1,598,258	\$ 23,109,339	\$ 37,130,938	38.4%	\$ 5,020,023	\$ 3,368,697	\$ 60,240,278	\$ 37,130,938
Net	\$ (36,272,465)	\$ 337,710	\$ 1,661,940			\$ (3,022,705)	\$ 3,360,415	\$ (36,435,794)	\$ 38,097,734
FY23 Beginning Fund Balance	\$ 67,101,844								
Add FY23 Actual Revenue	24,771,279								
Less FY23 Actual Expenses	(23,109,339)								
FY23 Preliminary Ending Fund Balance	\$ 68,763,784								

McKinney Community Development Corporation
Project Details - September 2023 Preliminary

Community 4B Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
HUB 121	2017-2018	4B1805	\$ 200,000	\$ -	\$ 8,700	\$ 191,300
Habitat for Humanity of Collin County	2019-2020	4B2003	13,720	-	-	13,720
Heard Museum	2021-2022	4B2201	30,000	-	30,000	-
McK Parks Foundation	2021-2022	4B2202	2,451	-	2,451	-
Housing & Community Development	2021-2022	4B2204	93,790	-	87,558	6,232
Boys & Girls Club of Collin County	2021-2022	4B2207	7,606	-	7,606	-
Hugs Greenhouse	2021-2022	4B2208	744	-	-	744
Habitat for Humanity of Collin County - Land/Home Repairs	2021-2022	4B2210	300,000	-	300,000	-
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	-	35,738	2,462
Collin County History Museum - Construction	2021-2022	4B2215	35,375	4,729	35,375	-
Adriatica Business Association	2021-2022	4B2216	98,392	-	96,040	2,352
City of McKinney - Engineering Department	2022-2023	4B2301	500,000	-	-	500,000
Haddington Fund	2022-2023	4B2302	95,038	-	44,375	50,663
Heard-Craig Center for the Arts	2022-2023	4B2303	135,300	10,174	129,074	6,226
McKinney Roots	2022-2023	4B2304	22,000	22,000	22,000	-
Heard Museum	2022-2023	4B2306	50,000	16,476	50,000	-
McKinney Housing Authority-The Remnant	2022-2023	4B2308	1,800,000	-	-	1,800,000
McKinney Parks Foundation	2022-2023	4B2310	25,000	-	-	25,000
Heritage Guild	2022-2023	4B2311	25,000	-	-	25,000
Housing & Community Development	2022-2023	4B2312	200,000	-	-	200,000
The Cotton Mill	2022-2023	4B2313	135,580	-	-	135,580
McKinney Main Street	2022-2023	4B2314	103,134	-	-	103,134
Habitat for Humanity of CC	2022-2023	4B2315	400,000	-	-	400,000
Boys & Girls Club of McKinney	2022-2023	4B2316	71,477	-	-	71,477
Undesignated FY 2023 Budget			2,939,717	-	-	2,939,717
Total Community 4B Projects			\$ 7,396,288	\$ 53,379	\$ 922,682	\$ 6,473,606

Promotional and Event Grants	FY Board Approved	Project Code	Budget FY23	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
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
Colorful Collaborations-Legacy Keepers 2021 events	2020-2021	PC2105	1,125	-	-	1,125
Ovation Academy of Performing Arts-2021 Spring/Summer Producti	2020-2021	PC2107	1,534	-	-	1,534
Colorful Collaborations/Legacy Keepers - Dia De Los Muertos Celebr	2020-2021	PC2112	2,018	-	-	2,018
Crape Myrtle Trails Foundation - 15th Crape Myrtle Run & Festival	2020-2021	PC2113	435	-	-	435
McKinney Main Street - Light Up Louisiana spotlight	2020-2021	PC2114	1,221	-	-	1,221
McKinney ISD Athletics - 2021 NCAA D2	2020-2021	PC2115	505	-	-	505
McKinney Rotary Foundation - 2021 Parade of Lights	2020-2021	PC2118	63	-	-	63
25 Revolutions - Documentary set in McKinney	2021-2022	PC2201	9,500	-	9,500	-
SBG Hospitality - 2022 Sip & Stroll	2021-2022	PC2203	10,000	-	10,000	-
Ovation Academy of Performing Arts - 2022 Spring/Summer Produc	2021-2022	PC2204	450	-	-	450
DFW Series - 2022 off-road race series (17 events)	2021-2022	PC2208	2,200	-	2,200	-
McKinney Restaurant Council - 2022 McKinney Made	2021-2022	PC2210	12,000	-	-	12,000
CC History Museum-2022 Then & Now	2021-2022	PC2211	3,500	-	3,493	7
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	2,554	-	-	2,554
McKinney Repertory Theater - 5 shows with 22+ performances (202	2021-2022	PC2215	11,667	2,222	10,701	966
Odyssey (McK Philharmonic) - 6 performances (2022-23 season)	2021-2022	PC2216	11,613	-	9,869	1,744
Heritage Guild of CC - Farmers Market (52 markets) , Bar Wars Ser	2021-2022	PC2217	13,751	-	13,751	-
Legacy Keepers of Old East Mck - Dia de los Muertos	2021-2022	PC2218	12,880	-	5,305	7,575
McK Rotary Foundation - 2022 Parade of Lights	2021-2022	PC2219	7,388	-	7,054	334
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	-	8,876	974
SBG Hospitality - 2022 McKinney Wine & Music Festival	2021-2022	PC2222	9,850	-	9,850	-
Adriatica Business Association - 2022 events: Fall Flavors Wine Wal	2021-2022	PC2223	2,463	-	2,463	-
Meals on Wheels - I Spy McKinney	2021-2022	PC2224	2,955	-	1,591	1,364
McKinney Community Concerts Association-2023-24 season - 6 unic	2022-2023	PC2301	3,000	-	3,000	-
Shakespeare McKinney (Ovation)-2023 Shakespeare McKinney at A	2022-2023	PC2302	2,500	-	2,500	-
Heritage Guild of Collin County-Spring events to including but not li	2022-2023	PC2303	11,240	-	11,240	-
SBG Hospitality-2023 Sip & Stroll series	2022-2023	PC2304	15,000	-	-	15,000
Marching Music Made in McKinney-2023 DCI	2022-2023	PC2305	5,600	5,600	5,600	-
St. Peter's Episcopal Church-2023 Empty Bowls	2022-2023	PC2306	9,500	-	9,500	-
Kiwanis Foundation-2023 Triathlon	2022-2023	PC2307	2,500	-	2,500	-
ManeGait Therapeutic Horsemanship-2023 LIVE at the Gait (Countr	2022-2023	PC2308	7,500	-	7,500	-
McKinney Garden Club-2023 Art Meets Floral at Heard-Craig Museu	2022-2023	PC2309	3,000	-	1,581	1,419
McKinney Main Street-2023 Arts in Bloom	2022-2023	PC2310	11,000	-	11,000	-
Collin County History Museum-2023 Created in Collin Exhibit and 1C	2022-2023	PC2311	12,000	-	12,000	-
McKinney Chamber Foundation-2023 Black History Month events	2022-2023	PC2312	14,000	-	-	14,000
MillHouse Foundation-4 2-day art festivals	2022-2023	PC2313	10,000	-	3,427	6,573
Heritage Guild-Farmers Market, Legends of McK Hauntings, Murder	2022-2023	PC2314	11,500	-	-	11,500
McKinney Lacrosse Club-2023 Turlaxin'	2022-2023	PC2315	3,100	-	-	3,100
McKinney Repertory Theatre-2023-2024 Season-5 different product	2022-2023	PC2316	10,500	-	-	10,500
Art Club of McKinney-Season performances to include one student s	2022-2023	PC2317	2,100	-	-	2,100
McKinney Rotary Club-2023 Parade of Lights	2022-2023	PC2318	7,500	-	-	7,500
McKinney Philharmonic Orchestra-2023-24 Performances	2022-2023	PC2319	10,500	-	1,118	9,382
McKinney Chamber Foundation-2023 Dia de los Muertos	2022-2023	PC2320	9,000	2,100	2,100	6,900
McKinney Main Street-2023 Oktoberfest and 2023 Home for the Hol	2022-2023	PC2321	13,500	-	-	13,500
Texas Cellos-2023-24 Performances	2022-2023	PC2322	4,500	-	-	4,500
CC Master Gardeners-2024 Garden Show	2022-2023	PC2323	9,000	-	-	9,000
SBG Hospitality-2023 Mck Wine & Music Festival	2022-2023	PC2324	10,000	-	-	10,000
Undesignated FY 2023 Budget			1,960	-	-	1,960
Total Promotional & Event Grants			\$ 388,718	\$ 9,922	\$ 191,539	\$ 197,178

Retail Development Infrastructure Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
The Cotton Mill	2021-2022	R12202	\$ 13,754	\$ -	\$ 12,793	\$ 961
Lelo's Coffee Co.	2022-2023	R12301	50,000	-	-	50,000
Waterboy RE LLC	2022-2023	R12302	50,000	-	-	50,000
Haddington Fund	2022-2023	R12303	50,000	-	-	50,000
Neathery Estate	2022-2023	R12304	21,244	1,410	16,594	4,650
T & I Bakery	2022-2023	R12305	6,000	-	-	6,000
Cocktail Creamery	2022-2023	R12306	5,813	-	-	5,813
Undesignated FY 2023 Budget			16,944	-	-	16,944
Total Retail Development Infrastructure Grants			\$ 213,754	\$ 1,410	\$ 29,387	\$ 184,367

Economic Development Grants	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
City of McKinney - Engineering Department	2021-2022	4B2203	\$ 400,000	\$ -	\$ 400,000	\$ -
Undesignated FY 2023 Budget			-	-	-	-
Total Economic Development Grants			\$ 400,000	\$ -	\$ 400,000	\$ -

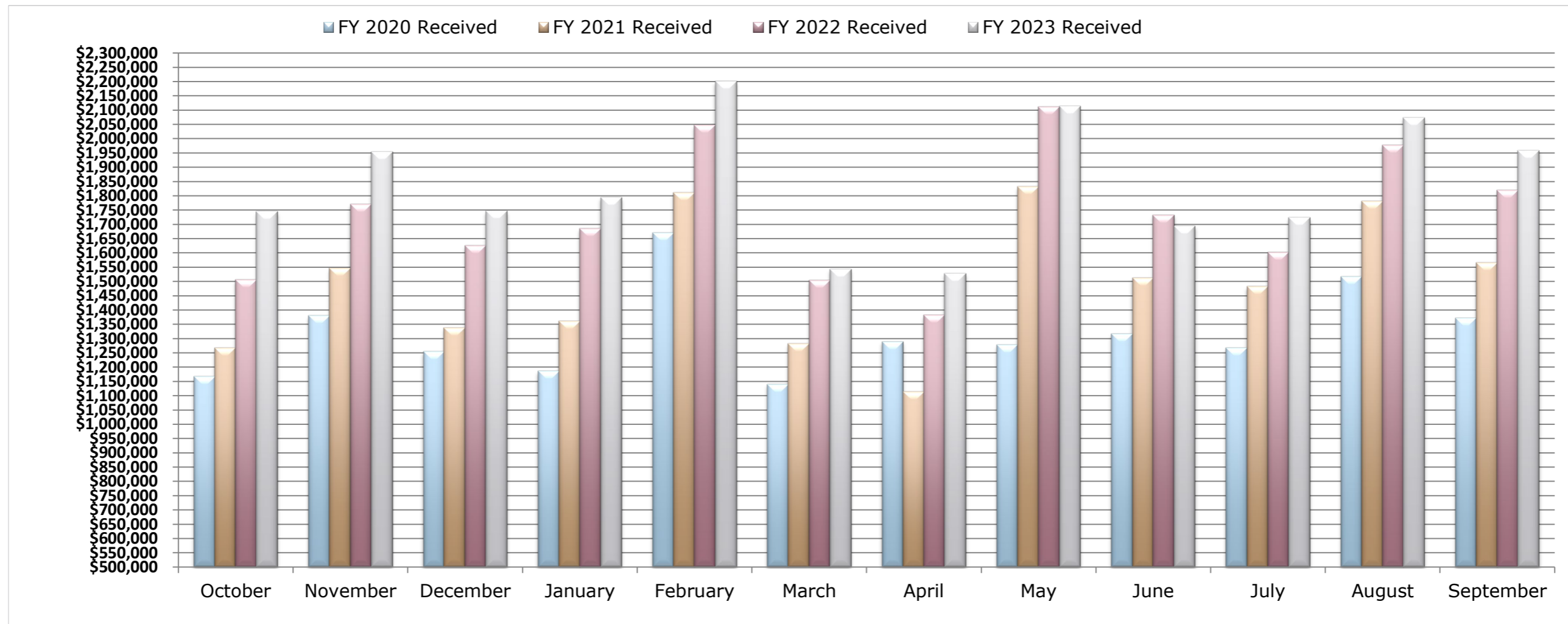
Special Projects	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Craig Ranch Hotel	2018-2019	4B1704	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
District 121, LLC	2019-2020	4B2008	2,897,893	-	2,897,893	-
Tupps Brewery	2019-2020	4B2009	12,764,697	1,035,945	10,448,396	2,316,302
The HUB (4 acre)	2020-2021	4B2101	2,600,000	-	-	2,600,000
Apex Center Expansion	2020-2021	4B2108	3,172,858	-	17,320	3,155,538
City of McKinney - Municipal Complex	2021-2022	4B2218	7,000,000	-	-	7,000,000
Total Special Projects			\$ 31,435,448	\$ 1,035,945	\$ 13,363,608	\$ 18,071,840

Park Construction Fund	FY Board Approved	Project Code	Budget FY23	Monthly Actual	YTD Actual	Budget Balance
Finch Park Phase IV	2017-2018	PK1211	\$ 9,789	\$ 9,787	\$ 9,787	\$ 2
Hike & Bike Trail Construction	2016-2017	PK1213	180,345	-	-	180,345
Prestwyck Park	2016-2017	PK1643	96,920	54,377	96,919	1
Gabe Nesbitt Community Park Improvements	2017-2018	PK1806	157,561	-	-	157,561
Oak Hollow Golf Course Upgrades	2018-2019	PK1822	36,128	-	-	36,128
Greens of McKinney Park Trail Improvements	2022-2023	PK1827	2,404,000	-	-	2,404,000
New Senior Center	2020-2021	PK1829	200,000	-	-	200,000
Renovations - Aging Park	2019-2020	PK1831	6,231,845	-	3,434,041	2,797,804
Finch Park Phase V	2019-2020	PK2039	257,606	139,541	257,606	0
Parks Master Plan	2019-2020	PK2040	1,117	-	1,116	1
OSCR Aquatic and Park Renovation	2019-2020	PK2041	507,603	-	18,289	489,314
Greens Neighborhood Park	2020-2021	PK2109	1,651,138	4,000	70,394	1,580,743
Towne Center Park Improvement	2020-2021	PK2113	10,998	1,191	1,191	9,807
Gray Branch Community Park Phase I	2016-2017	PK2206	65,417	49,998	49,998	15,419
2023-2024 Playground/Park Improvements	2022-2023	PK2343	850,000	-	-	850,000
Park Equipment - Trail sweeper, van with a lift, and stage	2022-2023	PK2349	600,000	-	284,923	315,077
Grady Littlejohn Shade and Seating Improvements	2022-2024	PK2448	80,000	-	-	80,000
Parks Accessibility	2016-2017	PK4325	155,042	-	16,111	138,931
Rauschhaupt PK Restroom Renovation	2017-2018	PK4392	130,229	117,380	130,228	1
Towne Lake Parke Enrichment	2020-2021	PK4393	431,166	5,865	134,882	296,284
Senior Center Exp (15K SF New+23K SF)	2017-2018	PK4394	83,439	817	83,437	2
Community Center Renovation	2019-2020	PK4397	1,145,000	-	105,496	1,039,504
Erwin Park Development - Phase I	2016-2017	PK9143	200,000	-	-	200,000
Total Parks Construction Projects			\$ 15,485,340	\$ 382,956	\$ 4,694,418	\$ 10,790,922

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

McKinney Community Development Corporation
Sales Tax Revenue
 September 2023 (100% of FY Complete)

Month Received	FY 2018 Received	FY 2019 Received	FY 2020 Received	FY 2021 Received	FY 2022 Received	FY 2023 Received	Difference to FY 2022	Variance to FY 2022	% of Budget
October	\$1,026,985	\$1,081,713	\$1,165,480	\$1,266,887	\$1,505,930	\$1,744,754	\$238,824	15.9%	8.0%
November	1,208,295	1,219,028	1,380,273	1,546,275	1,769,473	1,953,351	183,878	10.4%	9.0%
December	1,023,356	1,123,713	1,253,931	1,337,046	1,625,682	1,746,641	120,958	7.4%	8.0%
January	1,079,316	1,068,303	1,185,717	1,360,427	1,685,372	1,792,873	107,501	6.4%	8.2%
February	1,312,944	1,420,142	1,670,492	1,810,982	2,047,001	2,200,406	153,405	7.5%	10.1%
March	980,238	1,021,757	1,140,182	1,281,889	1,503,190	1,542,369	39,178	2.6%	7.1%
April	930,962	1,006,335	1,288,819	1,113,662	1,381,890	1,527,564	145,674	10.5%	7.0%
May	1,258,169	1,291,030	1,276,942	1,830,977	2,111,453	2,113,379	1,926	0.1%	9.7%
June	1,011,758	1,174,600	1,316,761	1,513,303	1,732,613	1,694,214	(38,399)	-2.2%	7.8%
July	1,125,759	1,072,098	1,267,094	1,482,555	1,600,462	1,723,832	123,371	7.7%	7.9%
August	1,306,035	1,310,882	1,516,349	1,780,053	1,977,131	2,073,238	96,107	4.9%	9.5%
September	1,136,996	1,216,602	1,369,952	1,564,200	1,819,544	1,959,047	139,503	7.7%	9.0%
Total	\$13,400,813	\$14,006,204	\$15,831,992	\$17,888,256	\$20,759,743	\$22,071,669	\$1,311,926	6.3%	99.2%

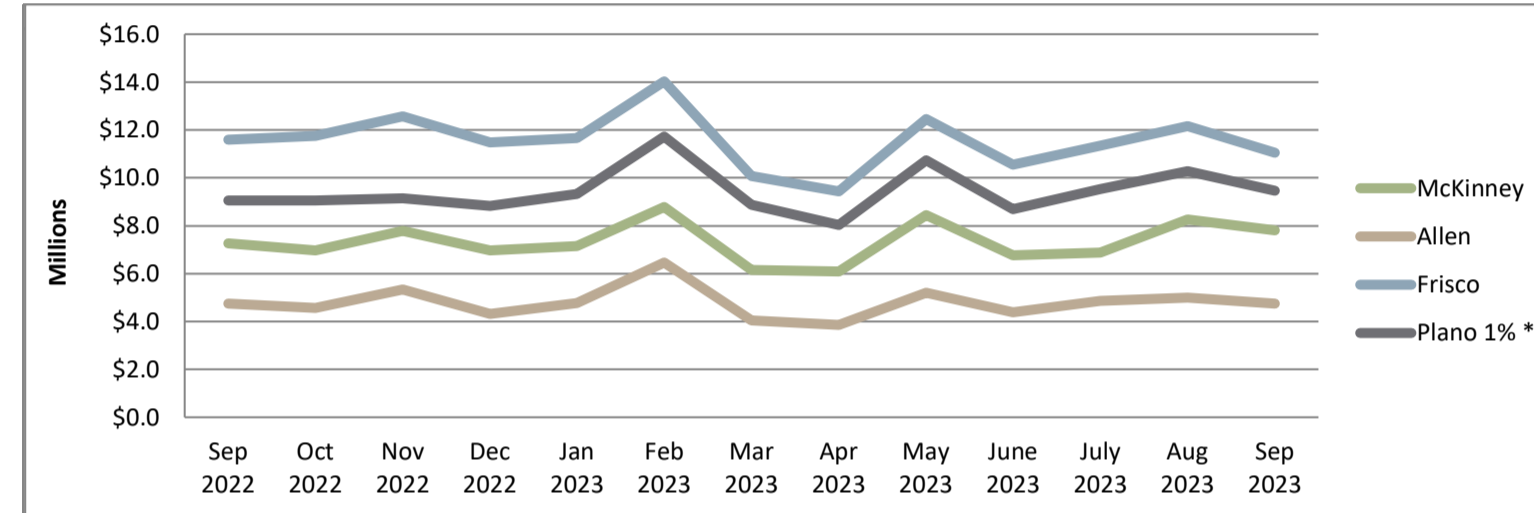


TOTAL SALES TAX COLLECTED

Sister City Comparison

Sep 2023	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$556,479	-\$4,381	-\$552,360	\$408,815
Var to LY	7.7%	-0.1%	-4.8%	4.5%

Year To Date	McKinney	Allen	Frisco	Plano (1%)*
Diff to LY	\$5,254,840	\$4,687,965	\$6,873,886	\$7,062,231
Var to LY	6.3%	8.9%	5.2%	6.6%



Year-to-Date Collections

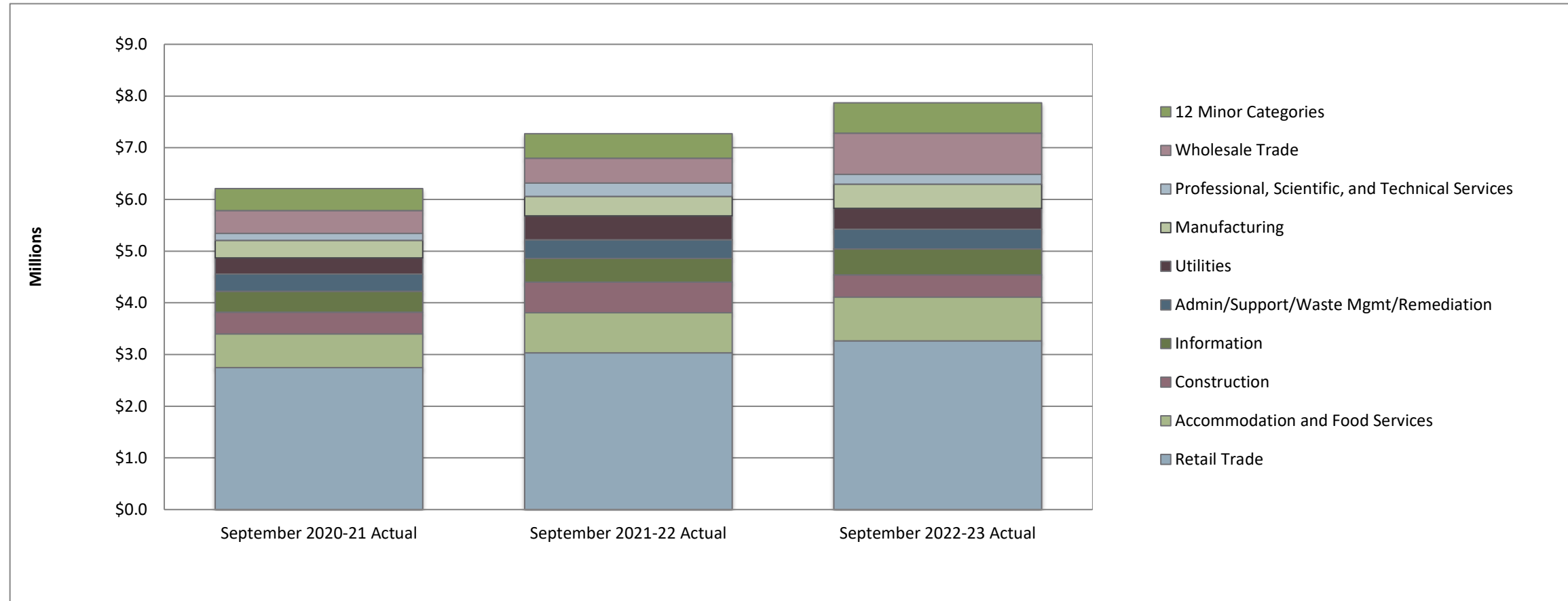
FY 2022	McKinney	Allen	Frisco	Plano 1% *
Oct 2021	\$6,023,722	\$3,847,481	\$9,006,874	\$7,468,711
Nov 2021	7,058,141	4,849,938	10,769,146	9,338,127
Dec 2021	6,482,918	4,084,457	9,538,614	8,137,176
Jan 2022	6,721,668	4,727,823	10,623,234	8,639,882
Feb 2022	8,148,520	4,834,584	12,301,140	10,868,056
Mar 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
Sep 2022	7,257,981	4,746,653	11,603,127	9,059,928
FY 2022 Total	\$82,799,827	\$52,878,157	\$131,680,572	\$106,606,455

FY 2023 Total	McKinney	Allen	Frisco	Plano 1% *
Oct 2022	\$6,979,018	\$4,559,468	\$11,753,057	\$9,054,926
Nov 2022	7,793,258	5,334,514	12,571,401	9,150,168
Dec 2022	6,966,351	4,327,359	11,471,207	8,820,439
Jan 2023	7,151,240	4,777,602	11,653,368	9,317,261
Feb 2023	8,781,061	6,460,683	14,028,061	11,722,418
Mar 2023	6,148,030	4,050,630	10,085,533	8,876,401
Apr 2023	6,088,794	3,856,622	9,435,151	8,030,741
May 2023	8,431,987	5,208,884	12,455,121	10,740,431
June 2023	6,755,591	4,393,940	10,550,614	8,681,587
July 2023	6,873,647	4,853,109	11,334,819	9,520,690
Aug 2023	8,271,229	5,001,039	12,165,359	10,284,882
Sep 2023	7,814,459	4,742,272	11,050,767	9,468,743
FY 2023 Total	\$88,054,667	\$57,566,123	\$138,554,458	\$113,668,686

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

Sales Tax by Industry

September Collections for Prior Three Years



September Collections

Industries	September 2020-21 Actual	September 2021-22 Actual	September 2022-23 Actual	September 23 vs September 22 Variance	Variance as a %
Retail Trade	\$2,746,315	\$3,034,501	\$3,265,273	\$230,772	8%
Accommodation and Food Services	652,945	772,492	846,870	74,378	10%
Wholesale Trade	443,378	478,663	796,585	317,922	66%
Information	403,431	457,367	502,342	44,975	10%
Manufacturing	337,962	375,497	466,061	90,564	24%
Construction	420,693	591,635	425,762	(165,873)	-28%
Utilities	311,140	461,278	402,790	(58,488)	-13%
Admin/Support/Waste Mgmt/Remediation	335,596	363,813	384,763	20,950	6%
Professional, Scientific, and Technical Services	133,896	263,243	191,252	(71,991)	-27%
12 Minor Categories	424,464	472,360	585,903	113,543	24%
Totals	\$6,209,820	\$7,270,849	\$7,867,601	\$596,752	

McKinney Community Development Corporation
Balance Sheet
September 2023 Preliminary

	MCDC Operations	MCDC Long Term Debt	General Fixed Assets	Consolidated
Assets				
Cash and Cash Equivalents	\$ 4,638,759	\$ -	\$ -	\$ 4,638,759
Investments	61,252,215	-	-	61,252,215
Interest Receivable - Investments	205,331	-	-	205,331
Accounts Receivable	3,693,069	-	-	3,693,069
Security Deposits	10,522	-	-	10,522
Capital/Land	-	-	6,279,989	6,279,989
Capital/Land Improvements (Net of Depreciation)	-	-	93,044	93,044
Capital/Construction in Progress*	-	-	6,072,845	6,072,845
GASB 68 & 75/TMRS Actuarial	-	15,574	-	15,574
GASB 68 & 75/TMRS Assumption Change	-	1,464	-	1,464
GASB 68 & 75/TMRS Contributions	-	28,502	-	28,502
GASB 68 & 75/OPEB Actuarial	-	455	-	455
GASB 68 & 75/OPEB Assumption Change	-	7,624	-	7,624
GASB 68 & 75/OPEB Contributions	-	146	-	146
Total Assets	\$ 69,799,897	\$ 53,765	\$ 12,445,878	\$ 82,299,540
Liabilities				
Vouchers Payable	\$ 1,033,612	\$ -	\$ -	\$ 1,033,612
Compensated Absences	-	58,925	-	58,925
Bonds Payable Interest	-	79,505	-	79,505
Bonds Payable Current	-	1,085,000	-	1,085,000
Deposits/Office Space	2,500	-	-	2,500
Bonds Payable	-	16,210,000	-	16,210,000
TMRS Pension Liability	-	55,914	-	55,914
OPEB Liability	-	51,150	-	51,150
TMRS Actuarial Experience	-	666	-	666
TMRS Investment Experience	-	52,583	-	52,583
OPEB Actuarial Experience	-	7,448	-	7,448
OPEB Contributions	-	6,063	-	6,063
Total Liabilities	\$ 1,036,112	\$ 17,607,254	\$ -	\$ 18,643,365
Fund Equity				
Unreserved Fund Balance *	\$ 66,695,492	\$ (17,553,489)	\$ -	\$ 49,142,003
Reserved for Encumbrances	2,049,764	-	-	2,049,764
Reserved for Prepays	18,529	-	-	18,529
Investment in Capital Assets	-	-	12,445,878	12,445,878
Total Fund Equity	\$ 68,763,785	\$ (17,553,489)	\$ 12,445,878	\$ 63,656,175
Total Liabilities and Equity	\$ 69,799,897	\$ 53,765	\$ 12,445,878	\$ 82,299,540
Unreserved Fund Balance *				
	\$ 68,745,257			
Committed Projects Reserve:				
Community Projects	\$ 3,533,889			
Discretionary Prom & Comm Grants	195,218			
Retail Development Infrastructure Grants	167,423			
Economic Development Grants	-			
Special Projects	18,071,840			
Parks Construction Projects	10,790,922			
Total Committed Projects	\$ 32,759,293			
Unreserved Fund Balance after Project Commit.	\$ 35,985,964			
Undesignated Reserve:				
Community Projects (FY23)	\$ 2,939,717			
Discretionary Prom & Comm Grants (FY23)	1,960			
Retail Development Infrastructure Grants	16,944			
Economic Development Grants	-			
Total Undesignated Allocations	\$ 2,958,620			
Remaining Unreserved Fund Balance	\$ 33,027,343			
Less Contingency	-			
Final Unreserved Fund Balance	\$ 33,027,343			

September Monthly Financial Report

October 18, 2023

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 September. The following is a brief analysis of each section of the corporation's financials.

September Analysis

MCDC Revenue-

Revenue of the McKinney Community Development Corporation is over budget YTD by 3.35%. Sales tax figures came in 4.5% above last year's collection through September. Below is a link to the current year-to-date revenue of the MCDC:

[MCDC Revenues - YTD through September](#)

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:

[FY2023 Monthly Sales Tax Comparison](#)

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

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

MCDC Expenditures-

Expenditures of the McKinney Community Development Corporation for the month of September were \$1.6M Below is a link to the current year-to-date expenditures of the MCDC:

[MCDC Expenditures - YTD through September](#)

Checks Issued-

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

[MCDC September Checks Issued](#)

Project Details-

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

- Collin County History Museum – Construction, \$4,729
- Heard-Craig Center for the Arts, \$10,174
- McKinney Roots, \$22,000
- Heard Museum, \$16,476
- McKinney Repertory Theater, \$2,222
- Marching Music Made in McKinney-2023 DCI, \$5,600
- McKinney Chamber Foundation-2023 Dia de los Muertos, \$2,100
- Neathery Estate, \$1,410
- Tupps Brewery, \$1,035,945
- Various Park Projects, \$382,956

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 - September 2023

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

Date	Vendor Name	Transaction Amt	Description	Project #	FPO/PO
9/29/2023	BROWN & HOFMEISTER LLP	\$600.00	MCDC LEGAL FEES		F51959
9/29/2023	BROWN & HOFMEISTER LLP	\$3,610.00	MCDC PROJECT LEGAL FEES		F51959
9/29/2023	THE NEATHERY ESTATE BED & BREAKFAST	\$1,410.41	RDIG GRANT REIMBURSEMENT: INFRASTRUCTURE IMPROVEMENTS	RI2304	F51958
9/29/2023	KDP D-121 I, LP (OPERATIONS)	\$3,388.50	OFFICE: COMMON AREA PROFESSIONAL SERVICE & UTILITIES		PO520988
9/29/2023	KDP D-121 I, LP (OPERATIONS)	\$6,368.60	OFFICE RENT		PO520988
9/22/2023	JPMORGAN CHASE BANK (PCARD-LJONES)	\$31.30	BOARD BREAKFAST 8.24.23		PCARD
9/22/2023	JPMORGAN CHASE BANK (PCARD-LJONES)	\$100.00	MCKINNEY CHAMBER: WOMEN'S CONFERENCE - LJ		PCARD
9/22/2023	JPMORGAN CHASE BANK (PCARD-LJONES)	\$167.90	ORIGINAL CHOPSHOP: HOUSING SUBCOMMITTEE LUNC		PCARD
9/22/2023	CHARTER COMMUNICATIONS HOLDINGS LLC	\$200.83	COMMUNICATIONS SERVICE FOR OFFICE		F51901
9/22/2023	MCKINNEY ROOTS	\$22,000.00	PROJECT GRANT REIMBURSEMENT: CHICKEN COOP	4B2304	F51894
9/22/2023	HEARD NATURAL SCIENCE MUSEUM	\$16,475.50	PROJECT GRANT REIMBURSEMENT: ANIMAL CARE & FOOD COTTAGE	4B2306	F51891
9/22/2023	HEARD CRAIG CENTER FOR THE ARTS	\$10,173.92	PROJECT GRANT REIMBURSEMENT: WEST GARDEN	4B2303	F51892
9/22/2023	SPINELLI CONSTRUCTION SERVICES LLC	\$13,665.00	MCDC OWNERS REP SERVICES - TUPPS PROJECT	4B2009	PO501059
9/15/2023	MCKINNEY CHAMBER FOUNDATION INC	\$2,100.00	PROMOTIONAL GRANT REIMBURSEMENT: 2024 DIA DE	PC2320	F51859
9/8/2023	MCKINNEY REPERTORY THEATRE	\$2,221.79	PROMOTIONAL GRANT REIMBURSEMENT: 2022-23 PERFORMANCES	PC2215	F51764
9/8/2023	MCKINNEY CHAMBER OF COMMERCE	\$1,000.00	SPONSORSHIP: MYP CHEERS TO CHARITY		F51750
9/1/2023	MCKINNEY REPERTORY THEATRE	\$2,475.50	PROMOTIONAL GRANT REIMBURSEMENT: 2022-23 PERFORMANCES	PC2215	F51698
9/1/2023	HEARD NATURAL SCIENCE MUSEUM	\$33,524.50	PROJECT GRANT REIMBURSEMENT: ANIMAL CARE & FOOD COTTAGE	4B2306	F51726
9/1/2023	HABITAT FOR HUMANITY COLLIN COUNTY	\$17,974.80	PROJECT GRANT REIMBURSEMENT: HOME REPAIR PROGRAM	4B2210	F51699
9/1/2023	CATHOLIC CHARITIES	\$2,500.00	SPONORSHIP: COMMUNITY HEALTH CLINIC EVENT		F51670

23-0935



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](#)

23-0936



TITLE: President's Report

SUPPORTING MATERIALS:

[Grants Awarded FY 23 \(Sept\)](#)

[Grants Awarded FY 24 \(Nov\)](#)

[October Marketing Report](#)

[TUPPS Update \(Oct\)](#)

**McKinney Community Development Corporation
Grants and Transfers - FY 23**

Category	Grant/Transfer	Amount
Promotional & Community Events	MCDC Discretionary Promotional	\$ 200,000.00
Reallocated Funds from FY22		\$ 38,298.00
		\$ 238,298.00
	McKinney Community Concerts - 6 shows	\$ (3,000.00)
	Shakespeare McKinney at Adriatica	\$ (2,500.00)
	Heritage Guild of Collin County - Spring & Summer events at Chestnut Square	\$ (11,240.00)
	SBG Hospitality - Sip and Stroll Series	\$ (15,000.00)
	Marching Music Made in McKinney - 2023 DCI	\$ (5,600.00)
	St. Peters Episcopal - Empty Bowls 2023	\$ (9,500.00)
	McKinney Kiwanis Foundation - 2023 Triathlon	\$ (2,500.00)
	ManeGait Therapeutic Horsemanship - 2023 LIVE at the Gait	\$ (7,500.00)
	McKinney Garden Club - Art Meets Floral Event	\$ (3,000.00)
	McKinney Main Street - 2023 Arts in Bloom	\$ (11,000.00)
	Collin County History Museum - Created In Collin Exhibit and events	\$ (12,000.00)
	McKinney Chamber Foundation - Black History Month events	\$ (14,000.00)
	MillHouse Foundation - 4 2-day festivals	\$ (10,000.00)
	Heritage Guild of Collin County - Fall and Winter events at Chestnut Square	\$ (11,500.00)
	McKinney Lacrosse Club - 2023 Turlaxin' Tournament	\$ (3,100.00)
	McKinney Repertory Theatre - 2023/2024 Season promotion	\$ (10,500.00)
	Art Club of McKinney - Promotion of season performances	\$ (2,100.00)
	McKinney Rotary Club Foundation - 2023 Rotary Parade of Lights promotion	\$ (7,500.00)
	McKinney Philharmonic Orchestra - promotion of 2023-2024 performances	\$ (10,500.00)
	McKinney Chamber Foundation - promotion of 2023 Dia de los Muertos	\$ (9,000.00)
	McKinney Main Street - 2023 Oktoberfest and Home for the Holidays promotions	\$ (13,500.00)
	Texas Cellos - promotion of 2023-2024 performances	\$ (4,500.00)
	Collin County Master Gardeners - promotion of 2024 Garden Show	\$ (9,000.00)
	SGB Hospitality - promotion of 2023 McKinney Wine and Music Festival	\$ (10,000.00)
	Balance	\$ 40,258.00

Category	Grant/Transfer	Amount
Community Projects	MCDC Discretionary Community Projects	\$ 2,177,223.00
	#23-02 - Haddington Fund - Neon Sign (Original amt. requested-\$77,370; amended request \$95,037.50)	\$ (95,037.50)
	#23-03 - Heard Craig Center for the Arts - Improvements in West Garden	\$ (135,300.00)
	#23-04 - McKinney Roots - Chicken Coop Construction	\$ (22,000.00)
	#23-06 - Heard Natural Science Museum - Construction of Building for Storage and Food Prep for Animals	\$ (50,000.00)
	#23-08 - McKinney Housing Authority - Construction of The Remnant	\$ (1,800,000.00)
	#23-09 - McKinney Virginia Parkway Ltd. - The Palladium McKinney - \$1.5 million funded by PFC.	
	#23-10 - McKinney Parks Foundation - Purchase of Polaris Ranger Utility Terrain Vehicle	\$ (15,000.00)
	#23-11 - Heritage Guild of Collin County - Replace Chimney on Faires House; Replace Porches, Stairs and Ramps on Six Historic Buildings (req-\$50,000; \$25,000 funded)	\$ (25,000.00)
	#23-12 - City of McKinney, Housing and Community Development Department - Funding for Property Maintenance Program for Low-Income, Owner-Occupied Homes including Mobile Homes	\$ (200,000.00)
	#23-13 - The Cotton Mill - Funding for Neon Signage	\$ (135,580.00)
	#23-14 - McKinney Main Street - Funding for 14-Passenger, Climate-Controlled Downtown Trolley	\$ (103,133.92)
	#23-15 - Habitat for Humanity of Collin County - Funding for Critical Home Repairs for Low-Income Residents	\$ (400,000.00)
	#23-16 - Boys & Girls Club of Collin County - Funding for Purchase and Installation of Electronic and Traditional Games at McKinney Club	\$ (71,477.00)
	Reallocate \$875,305.42 from Economic Development classification	\$ 875,305.42
	Balance	\$ -
Economic Development	Economic Development Grants	\$ 5,000,000.00
	Reallocate \$875,305.42 to Discretionary Project Grants	\$ (875,305.42)
	Balance	\$ 4,124,694.58

Category	Grant/Transfer	Amount
Retail Development Infrastructure	MCDC Discretionary Retail Infrastructure	\$ 200,000.00
	#RI23-01 - Lelo's Coffee Company - electrical and plumbing infrastructure	\$ (50,000.00)
	#RI23-02 - Waterboy RE, LLC - infrastructure improvements including fire suppression new Harvest	\$ (50,000.00)
	#RI23-03 - Haddington Fund, LLC - infrastructure including fencing, ramp, wall and footer, walkway at The Flour Mill	\$ (50,000.00)
	#RI23-04 - Neathery Estate B&B - security fencing, electrical, foundation, water & sewer rough-in	\$ (21,243.75)
	#RI23-05 - T&I Bakery - exterior electrical panel	\$ (6,000.00)
	#RI23-06 - Cocktail Creamery - grease trap installation	\$ (5,812.50)
	Balance	\$ 16,943.75
Projects - Parks & Recreation	Project #22-17 - Funded from FY 23 Budget	\$ 5,500,000.00
	Renovation of neighborhood parks	\$ (1,750,000.00)
	Greens Park and Trail Improvement	\$ (2,000,000.00)
	Towne Lake Improvements	\$ (300,000.00)
	2023 Playground Replacements	\$ (850,000.00)
	Vehicles and Equipment	\$ (600,000.00)
	Balance	\$ -

Category	Grant/Transfer	Amount
City of McKinney Administrative Fee		\$ 175,000.00
		\$ (175,000.00)
	Balance	\$ -
MPAC Operations		\$ 500,000.00
		\$ (500,000.00)
	Balance	\$ -
Community/Economic Development/Partnership Projects	Funded from Fund Balance (Estimated)	\$ 27,500,000.00
	#23-01 - City of McKinney - Roadway Infrastructure for Economic Development	\$ (518,387.00)
	Balance	\$ 26,981,613.00

**McKinney Community Development Corporation
Grants and Transfers - FY 24**

Category	Grant/Transfer	Amount
Promotional & Community Events	MCDC Discretionary Promotional	\$ 200,000.00
		\$ 200,000.00
	Balance	\$ 200,000.00
Community Projects	MCDC Discretionary Community Projects	\$ 2,335,904.00
	Balance	\$ 2,335,904.00
Economic Development	Economic Development Grants	\$ 2,000,000.00
	Balance	\$ 2,000,000.00
Affordable Housing	Affordable Housing Grants	\$ 3,000,000.00
	Balance	\$ 3,000,000.00
Retail Development Infrastructure	MCDC Discretionary Retail Infrastructure	\$ 300,000.00
	Balance	\$ 300,000.00
Future Projects	FY 24 Allocation for Future Major Projects	\$ 5,000,000.00
	Balance	\$ 5,000,000.00
Projects - Parks & Recreation	Project #23-17- Funded from FY 23 Budget	\$ 5,500,000.00
	Greens Park & Trail Improvements	\$ (2,000,000.00)
	Towne Lake Improvements	\$ (3,500,000.00)
	Balance	\$ -

Category	Grant/Transfer	Amount
City of McKinney Administrative Fee		\$ 175,000.00
		\$ (175,000.00)
	Balance	\$ -
MPAC Operations		\$ 500,000.00
		\$ (500,000.00)
	Balance	\$ -
Community/Economic Development/Partnership Projects	Funded from Fund Balance (Estimated)	\$ 33,027,343.00
	#23-01 - City of McKinney - Roadway Infrastructure for Economic Development	\$ (1,085,851.00)
	Balance	\$ 31,941,492.00



Marketing Report: October 2023

Participation in Marketing/Networking & Community Events

(since October 26 Board Meeting)

- Main Street Merchants Meeting
- State of the City Event
- City Hall Topping Out Ceremony
- Wilson Creek Clean-up Project

Press /Social Mention Coverage

- Importance of Sales Tax article, McKinney Courier Gazette Director’s Column
- Facebook Mentions: McKinney Parks & Rec, Chestnut Square, City of McKinney, SBG Hospitality, The Batdrone

Website Analytics

The number of website visits remains nearly double from last year. October spikes correlate with Hugs Greenhouse, Wine & Music Festival, La Tiendita, Harvest at the Masonic, and Board Oaths/Officers. Top page visits in October were Grants, Calendar and Community Impact. Most visitors connected directly. We continue to see referrals from the City of McKinney and the MEDC websites, and in October, we also saw connections via the Dia de los Muertos page.

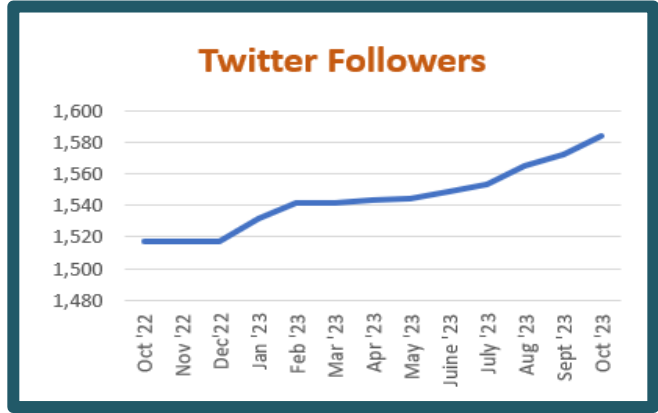


Referrals	
City of McKinney	26
MEDC	13
GrantWatch	5
McKinney Rotary	3
BeerInBigD	1

The number of website visitors using mobile devices has remained constant over the last couple of months.

Mobile Traffic	Users	Percent of Total
Desktop	284	60.94%
Mobile	178	38.20%
Tablet	6	1.29%

Social Media: Facebook and Twitter



October was a robust month for MCDC Facebook with the addition of 59 followers and significant increases in post engagement! Top performing posts for October were related to TUPPS, Hugs Greenhouse, Wine & Music Festival, La Tiendita, Concerts in the Park, Harvest at the Masonic, Board Oaths/Officers, Legacy Neighborhoods Fall Festival, and town history.

<p>McKinney Community ... Tue 10/3/2023 8:13 am PDT</p> <p>More progress at the new TUPPS Brewery site! Walls are coming down to open up the barrel-aging area. Thi...</p> <p>Total Engagements 280</p> <p>Reactions 45</p> <p>Comments 5</p> <p>Shares 2</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 228</p>	<p>McKinney Community ... Wed 10/18/2023 4:49 pm PDT</p> <p>Looking to add some fall color to your the perfect blooms! Check them out Tu 3PM. You can also find them at McKinn</p> <p>Total Engagements 135</p> <p>Reactions 41</p> <p>Comments 3</p> <p>Shares 2</p> <p>Post Link Clicks 1</p> <p>Other Post Clicks 88</p>	<p>McKinney Community ... Fri 10/13/2023 8:40 am PDT</p> <p>McKinney Wine & Music Festival is tomorrow! Experience grape stomping, food and wine, and music! For tasting...</p> <p>Total Engagements 70</p> <p>Reactions 16</p> <p>Comments 0</p> <p>Shares 4</p> <p>Post Link Clicks 4</p> <p>Other Post Clicks 46</p>	<p>McKinney Community ... Fri 10/6/2023 9:21 am PDT</p> <p>When the community reaches out to the community... lives can be changed. We hope you'll join us at East...</p> <p>Total Engagements 46</p> <p>Reactions 17</p> <p>Comments 0</p> <p>Shares 1</p> <p>Post Link Clicks 2</p> <p>Other Post Clicks 26</p>	<p>McKinney Community ... Thu 10/5/2023 5:18 pm PDT</p> <p>Let's Rock 'n' Roll! This Saturday's Concerts in the Park at Bonnie Wank Park will feature The Vinyl Stripes....</p> <p>Concerts in the Park Sept. & O...</p> <p>Total Engagements 36</p> <p>Reactions 8</p> <p>Comments 0</p> <p>Shares 1</p> <p>Post Link Clicks 26</p> <p>Other Post Clicks 1</p>
<p>McKinney Community ... Mon 10/23/2023 8:55 am PDT</p> <p>MCDC is proud to partner with Harvest at the Masonic through an MCDC Retail Development...</p> <p>When history meets a modern ...</p> <p>Total Engagements 28</p> <p>Reactions 12</p> <p>Comments 0</p> <p>Shares 0</p> <p>Post Link Clicks 13</p> <p>Other Post Clicks 3</p>	<p>McKinney Community ... Thu 10/26/2023 3:34 pm PDT</p> <p>MCDC Board Chair Angela Richardson-Woods administered the Oath of Office to reappointed Board...</p> <p>Total Engagements 26</p> <p>Reactions 13</p> <p>Comments 0</p> <p>Shares 2</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 11</p>	<p>McKinney Community ... Wed 10/4/2023 11:29 am PDT</p> <p>Join the fun this Saturday... welcome in the Fall and celebrate Old East McKinney Legacy Neighborhoods.</p> <p>Total Engagements 26</p> <p>Reactions 5</p> <p>Comments 2</p> <p>Shares 2</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 17</p>	<p>McKinney Community ... Sun 10/15/2023 3:07 pm PDT</p> <p>After a long HOT summer, it's finally Texas chili season! Did you know... "Jesse James refused to rob banks in...</p> <p>Total Engagements 23</p> <p>Reactions 16</p> <p>Comments 0</p> <p>Shares 2</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 5</p>	<p>McKinney Community ... Fri 10/20/2023 12:50 pm PDT</p> <p>Fall at McKinney Farmers Market at Chestnut Square is splendid. Come out tomorrow and stroll the market for t...</p> <p>Total Engagements 21</p> <p>Reactions 12</p> <p>Comments 0</p> <p>Shares 4</p> <p>Post Link Clicks —</p> <p>Other Post Clicks 5</p>

October garnered a significant increase in engagement for **Twitter**, although the platform remains a much smaller, slower-growing social audience with just over 1,580 followers. Top posts were related to Hugs Greenhouse, Wine & Music Festival, Dia de los Muertos, Parks Concerts, town history, TUPPS, and La Tiendita.

@mckinneycdc
Wed 10/4/2023 12:10 am UTC

Do you have your tickets yet for McKinney's Wine & Music Festival? Music, food, wine, and even grape stomping. Details and tickets:

Total Engagements	13
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	11
Other Post Clicks	2
Other Engagements	0

@mckinneycdc
Fri 10/6/2023 7:10 am UTC

When the community reaches out to the community... lives can be changed. We hope you'll join us at the Legacy...

Total Engagements	8
Likes	2
@Replies	0
Retweets	1
Post Link Clicks	2
Other Post Clicks	3
Other Engagements	0

@mckinneycdc
Tue 10/3/2023 3:00 pm UTC

More progress at the new @TuppsBrewery site! Walls are coming down to open up the barrel...

Total Engagements	5
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	4
Other Engagements	0

@mckinneycdc
Tue 10/31/2023 6:55 pm UTC

<https://t.co/bqVGk6Zh1G>

Total Engagements	4
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	4
Other Engagements	0

@mckinneycdc
Tue 10/24/2023 2:50 pm UTC

Cirque Carré -- exciting entertainment for the whole family under the big top this week in @DTOWNMcKinney!

Total Engagements	3
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	2
Other Engagements	0

@mckinneycdc
Thu 10/19/2023 12:02 am UTC

Looking to add some fall color to your beds? Hugs Greenhouse has the perfect blooms! You can find them at...

Total Engagements	3
Likes	2
@Replies	0
Retweets	1
Post Link Clicks	—
Other Post Clicks	0
Other Engagements	0

@mckinneycdc
Fri 10/13/2023 3:03 pm UTC

McKinney Wine & Music Festival is tomorrow! Experience grape stomping, food and wine, and music!

Total Engagements	3
Likes	0
@Replies	0
Retweets	1
Post Link Clicks	2
Other Post Clicks	0
Other Engagements	0

@mckinneycdc
Sun 10/15/2023 4:03 pm UTC

After a long HOT summer, it's finally Texas chili season! Did you know... "Jesse James refused to rob banks in..."

Total Engagements	2
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	1
Other Engagements	0

@mckinneycdc
Fri 10/13/2023 8:08 pm UTC

<https://t.co/H11msWUzHs>

Total Engagements	2
Likes	1
@Replies	0
Retweets	0
Post Link Clicks	—
Other Post Clicks	1
Other Engagements	0

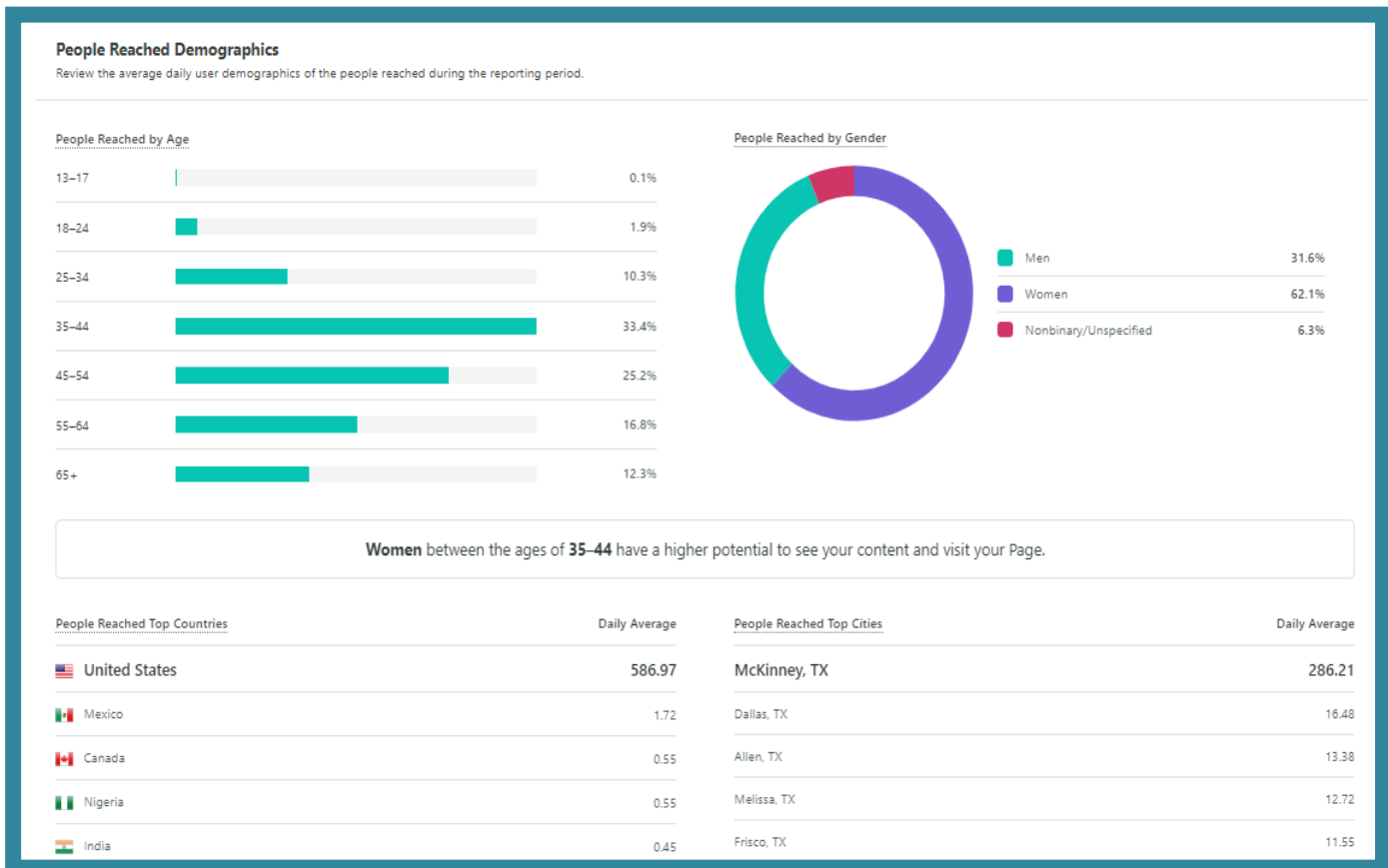
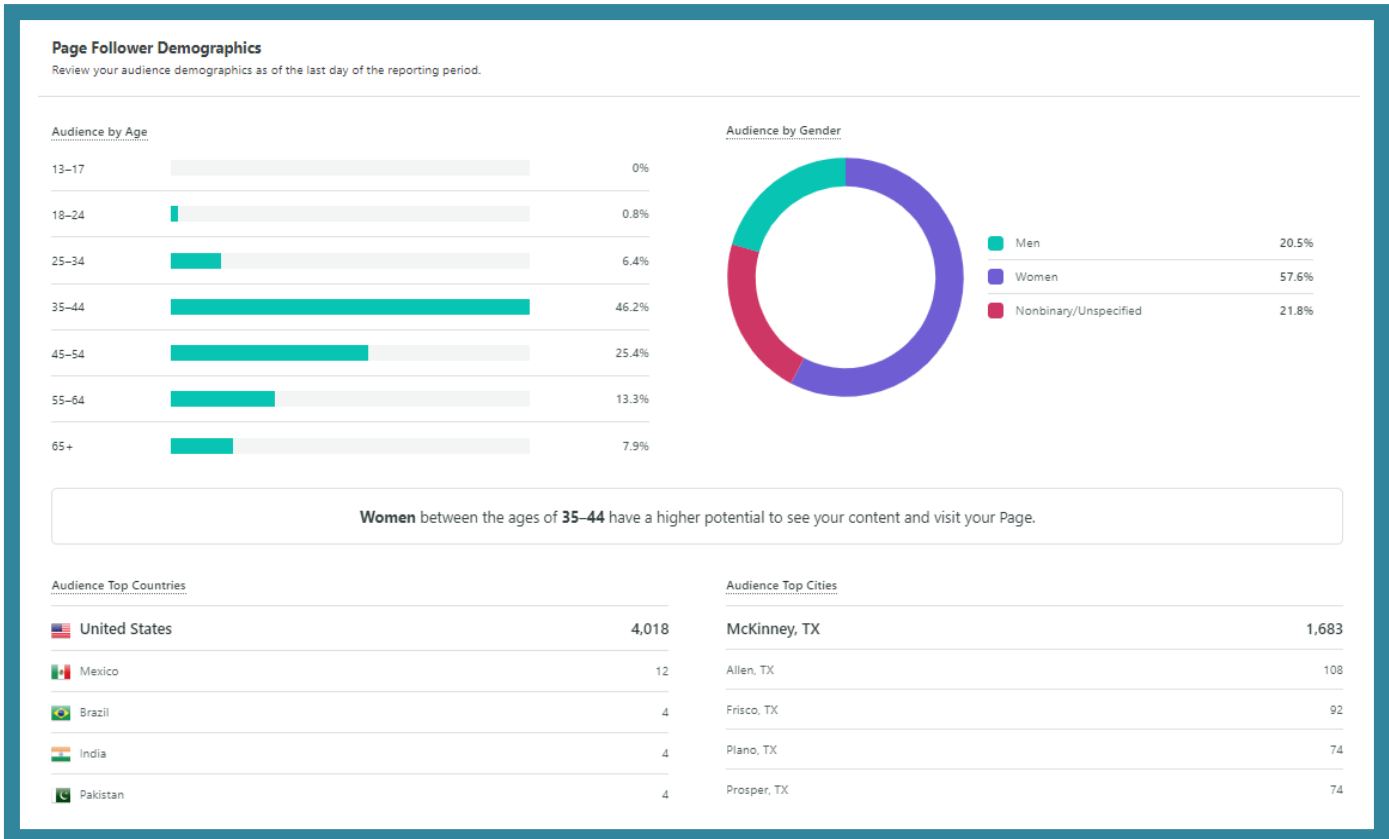
@mckinneycdc
Fri 10/6/2023 12:18 am UTC

Let's Rock 'n' Roll! This Saturday's Concerts in the Park at Bonnie Wenk Park will feature The Vinyl Stripes. Grab your Sock Hop Shoes and

Total Engagements	2
Likes	0
@Replies	0
Retweets	0
Post Link Clicks	2
Other Post Clicks	0
Other Engagements	0

Facebook Demographics

Our Facebook audience demographic is primarily located in McKinney, with 2/3 being female. Our top two age demographics for followers is 35-44 and 45-54.



TUPPS Brewery Expansion Project – October 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

Anticipated Dates As Of:

October 31, 2023

Brewery Sub Com

TCO Rec'd 10/27/2023

Brewery (TCO)

November 10, 2023

Barrel Aging Sub Com

November 10, 2023

Tap Room Sub Com

December 26 2023

Final Completion:

The Brewery Building Received a Temporary Certificate of Occupancy on Friday, October 27 which allows for Commercial Brewing in that building. Progress continues on remainder of the buildings and site with completion dates shown above.

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

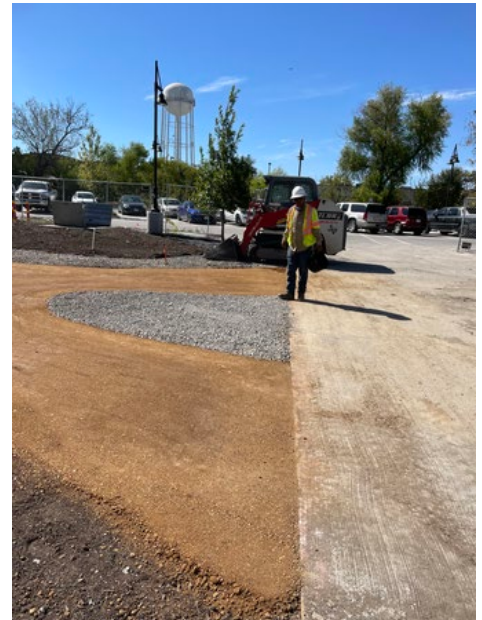
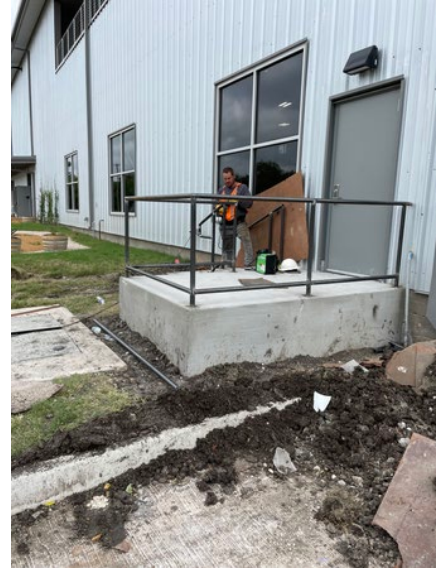
October 2 – October 7

Site: Grading, housekeeping, shade structures; Tap Room Install of water heater and kitchen equipment, pulling electrical wire, tape and bed of walls, install of fire alarm system, charging freon in lines and starting up units in walk-in coolers; Barrel Aging building: running sprinkler pipe; Brewery: Punch List work



October 9 – October 14

Site: continue install of shade structures, exterior power and lights in stall of filter fabric and DG, irrigation, trees, white rock; Barrel Aging building: install of fire alarm; Tap Room: install serving counter, water heater, kitchen fixtures and grease trap install continues, install door hardware; Brewery: punch list work, new landing and steps at north side of Brewery Building



October 16 – October 21

Site: gas to fire pits, gradings, install of DG and white rock; Tap Room: install stairs and handrails;



October 23 – October 31

Site: continue gas at fire pits, install RR ties at south Beer Garden install of DG, white rock and sod continues, clean up from over 9 inches of rain; Tap Room: fire sprinkler pipe at mezzanine area, install site lights, Brewery: restripe fire lane at Brewery Building to prepare for TCO,







Tupps Brewery McKinney

Print #231102443

Date: 11/02/23

Lat/Lon: 33.196083 -96.609892

Order No. 73574

 Aerial Photography, Inc. 954-568-0484



Tupps Brewery McKinney

Print #231102441

Date: 11/02/23

Lat/Lon: 33.196083 -96.609892

Order No. 73574

 Aerial Photography, Inc. 954-568-0484

23-0937



TITLE: Update on Project 4B 23-08 Submitted by McKinney Housing Authority for The Remnant at Greenwood, LP.

SUPPORTING MATERIALS:

23-0938



TITLE: Update on Project 4B 18-06 Submitted by Habitat for Humanity of Collin County for The Cotton Groves Community.

SUPPORTING MATERIALS:

[Presentation](#)

Habitat for Humanity of Collin County Cotton Groves An Affordable Housing Development

November 2023



Habitat
for Humanity®
of Collin County

MCDC

McKINNEY COMMUNITY
DEVELOPMENT CORPORATION



WELCOME TO THE COTTON GROVES.COM FINANCED BY

MCDC MCKINNEY COMMUNITY DEVELOPMENT CORPORATION NORTH DALLAS BANK & TRUST CO

SPONSORED BY

PROSPERITY BANK LEGACY TEXAS BANK MAUS FOUNDATION INDEPENDENT BANK WELLS FARGO LAUGHLIN-BEAR'S FOUNDATION INWOOD NATIONAL BANK

TEXAS REALTORS ReStore ROTARY MCKINNEY TCO United Way Central Innovation Accelerator

GIFT-IN-KIND SPONSORS

DEVELOPED BY

Kaiser Construction FTEG EQUAGEN ENGINEERS Lwanda & Company FALCON STRUCTURES

IN MEMORY OF MARTY SMITH HABITAT BOARD MEMBER

BOYS & GIRLS CLUBS OF COLLIN COUNTY at the Cotton Groves

Habitat for Humanity

IN MEMORY OF SHANNON LUTON HABITAT BOARD MEMBER



Habitat
for Humanity
of Collin County



Boys and Girls Club at Cotton Groves

In January 2024 will celebrate one year in operation

46 students enrolled

Average daily attendance 25

All students on scholarship at this location
- low-income

Will be applying for Charter Site in
January as a Community Impact Program

This year's
Tour of
Homes

Oct 23
Appraisal
\$270,500

Nov 23
Appraisal
\$276,000



1st 2 Families have moved in

NO REVISIONS TO APPROVED SITE PLAN



Site Plan

Cotton Groves

PROJECT NO.
SCALE
SHEET TITLE

Container Townhomes

Cost Per Sq Ft.	Total Cost per Unit
\$203.13	\$260,000

CHALLENGES

- Welder shortages / Availability
- Subcontractor Knowledge and Expertise & Interest in type of construction
- Comfort level of subs and lack of interest
- Container pricing Increase \$3K - \$7K
- Material Costs Increased (Steel)
- Fabricator Costs Increased
- Only \$160,000 per unit LOC
- The permitting process didn't fit the normal procedures



New Townhomes designed by 97W Architects



Habitat
for Humanity®
of Collin County

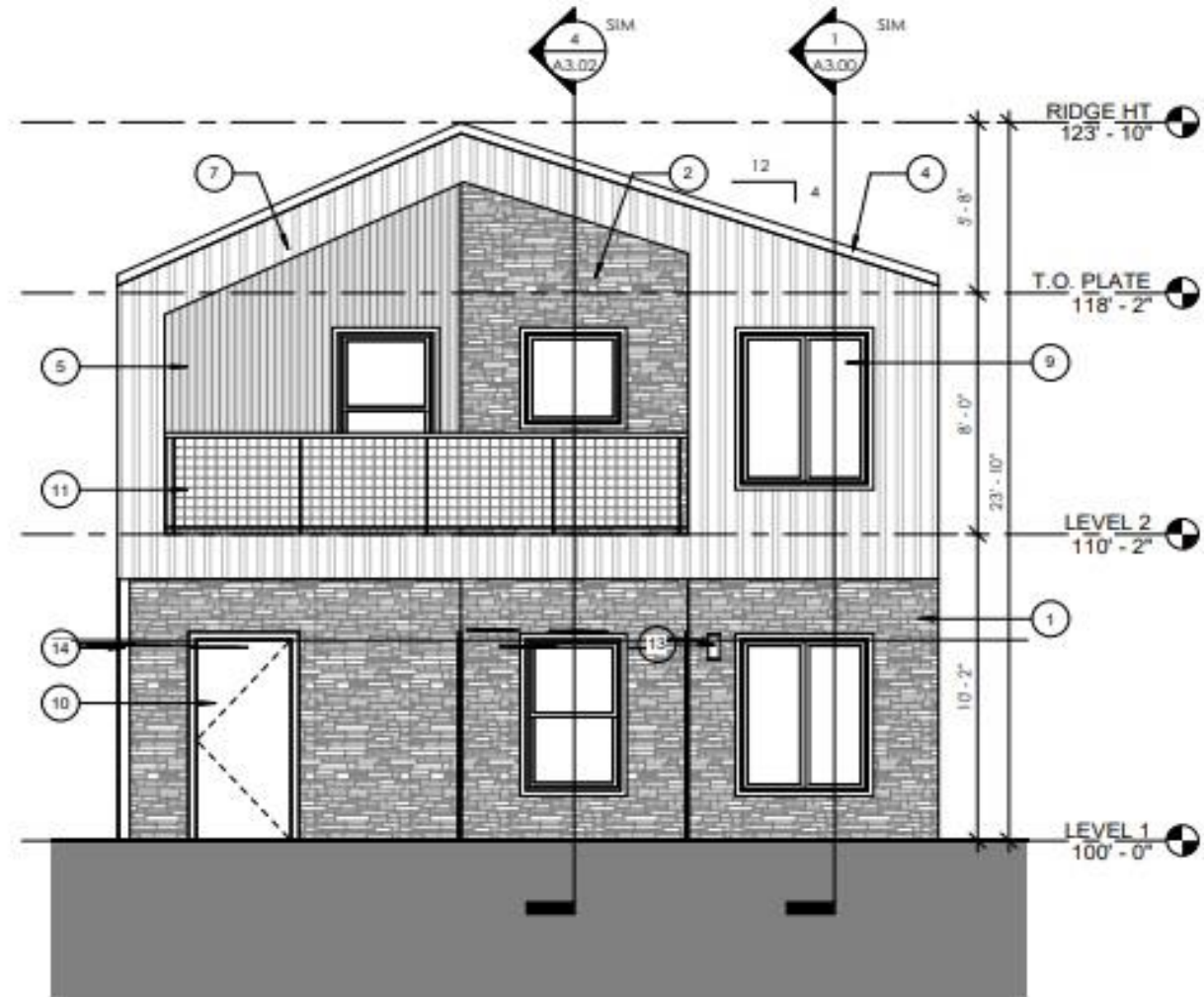
	Avg Sales Price	# of Units	Cost per Sq.ft.
3 Bedroom	\$199,000	25	165.83
4 Bedroom	\$230,000	10	171.00
Land	2.75 Acres	\$11.02 PSF	\$36,669 per Lot



**35 total lots for affordable homes
29 remaining**

Front Elevation

MATERIAL BREAKDOWN:	
STONE:	258 SF (50%)
FIBER CEMENT:	126 SF (24%)
METAL:	135 SF (26%)
TOTAL:	519 SF



Source			Status
	McKinney Community Development Corporation	\$ 1,854,181	Received
	NEZ Fee Waivers City of McKinney	\$ 175,000	2 Filed, Awaiting response, estimate \$5K per home - Will file each one as we receive CO
CRA	Benchmark Bank Construction Loans 1-6	\$ 960,000	Received 0% Interest
CRA	Benchmark Bank Construction Loans 7-35	\$ 5,800,000	Secured - revolving \$1,200,000 close and replenish
CRA	Benchmark Mortgage Purchases Loans 1-6	\$ 1,249,921	Actual 100% Loan to Value
CRA	Benchmark Mortgage Purchases Loans 7-35	\$ 5,872,500	Estimate \$202,500 * 29 remaining
	TDHCA Bootstrap	\$ 855,000	one secured, estimate an additional 18 @ \$45K
	TDHCA Bootstrap Admin Fees	\$ 85,500	one secured, estimate an additional 18 @ \$4500
	FHLB DPA	\$ 96,000	Estimate 12 @ \$8,000
	Total Sources	\$ 16,948,102	
Use	Land	\$ 219,936	
	Playground	\$ 152,359	
	Amenity Center	\$ 637,690	
	Building Cost 1-6	\$ 1,560,000	Per unit cost shipping container
	Building Cost 7-35	\$ 5,997,840	Per unit cost stick build
	Repayment of Construction Loans	\$ 6,760,000	
	Infrastructure & Development Costs	\$ 1,100,153	
	Prototype	\$ 155,284	
	Contingency 5%	\$ 377,892	
	Legal Fees	\$ 25,292	
	Total Uses	\$ 16,948,102	



What Else Is Habitat working on?

- CLT – Getting existing land into CLT and approvals from City to hold existing land tax-exempt for development and pass that exemption along as appraisals continue to rise
- Phase II Cotton Groves – 53-100 more units – 611 Bumpas
 - Working with Encore Wire on Infrastructure with Civil Engineers
- Partnerships.....**Dominium** – 2nd largest developer of Affordable Housing (For-Profit) Nationwide – Tax-credit, 60% and willing to look at out of the box partnership



Habitat
for Humanity®
of Collin County


LOT KEY

LOT LOCATION	LOT TYPE	LOT SIZE
LOTS 1-6	DUPLEX	50' X 100'
LOTS 7-22	TOWNHOME	25' X 80'
LOTS 24-27	TOWNHOME	25' X 80'
LOTS 29-32	TOWNHOME	25' X 80'
LOTS 34-37	TOWNHOME	25' X 80'
LOTS 39-42	TOWNHOME	25' X 80'
LOTS 23, 28, 33, 38	TOWNHOME	35' X 80'
LOTS 43-53	TOWNHOME	25' X 80'

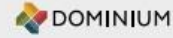
COLOR LEGEND

DUPLEX LOT	
TOWNHOME LOT	
GREEN SPACE	
DRAINAGE EASEMENT	



		OWNER/ ADDRESS	
		HABITAT FOR HUMANITY 611 BUMPASS STREET MCKINNEY, TX	
DRAW DATE: MARCH 27, 2023 TITLE CO.: NA S.F. NO.: NA JOB NO.:	DRAWN BY: DL DATE: 03.27.2023 SCALE: 1/32 SHEET: 10		

Dominium Gives



Dominium strives to make a positive difference in the cities and neighborhoods we call home. We believe that corporate social responsibility means building vibrant neighborhoods around the country, empowering employees to engage in their communities and creating opportunities for our residents to thrive. As a leader in developing and managing affordable housing, we know that our responsibility extends beyond simply building homes.

Dominium gives back to our communities in a number of ways:

DONATES



BUILDS



ASSISTS



VOLUNTEERS



DONATES:

Through DOMINIUM and the DOMINIUM FOUNDATION we donate more than \$1 million a year to community organizations that build stronger families and neighborhoods.

BUILDS:

Through the DOMINIUM PRO BONO PROGRAM, we provide free development services to non-profit organizations that are addressing critical housing challenges. Through this program, 10% of our development efforts are provided free of charge.

COMPLETED PROJECTS

Dorothy Day Place (St. Paul, MN) \$72M Development
Exodus II (Minneapolis, MN) \$70M Development

UPCOMING/ONGOING PROJECTS IN PERMANENT SUPPORTIVE HOUSING

The Commons (Colorado Springs, CO) \$20M Development
Rural Neighborhoods for Seniors (Gainesville, FL) \$15M Development
Solid Ground Apartments (Lakewood, CO) \$20M Development
DESC Burien (Seattle area) \$38M Development

OTHER OUTREACH OPPORTUNITIES

Texas | Nashville | Atlanta | Phoenix

To learn more, visit

DOMINIUMAPARTMENTS.COM/GIVES



Dominium Foundation

Pro Bono partnership for development with HFH Collin County for Phase II Cotton Groves

Possible partnerships include: Rent-to-Own Owner/Builder/Developer

Questions?



**Thank you McKinney Community
Development Corporation for your support
of Affordable Housing in McKinney!**

Habitat for Humanity of Collin County

2060 Couch Dr.

McKinney, Tx 75069

www.habitatforhumanityofcollincounty.org

972-542-5300



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