112 N. Tennessee Street Roof Repair

TIRZ 1 Application
Critical Maintenance

Tax Increment Reinvestment Zone (TIRZ) 1 September 27, 2022



Background-112 N. Tennessee Street

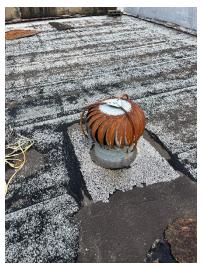
- Lenroc Properties, LLC is requesting \$9,975 for roof repair and replacement.
- The building, constructed circa 1895, is part of the historic Shain Block on the east side of the square.
- The building is considered 'contributing' to the McKinney Commercial National Register Historic District.
- The applicant and owner received a \$25,000 TIRZ 1 grant for repair of the 112 N. Tennessee Street's wood storefront in 2021.
- Critical Maintenance program provides a 50/50 matching grant for roof repair or replacement.
- The project estimate is \$19,950.



Scope of Work – 112 N. Tennessee Street

- Scope of Work:
 - Replace and repair broken decking and wind turbines
 - -Install new elastomeric membrane
 - Repair flashings at parapets, skylight, and AC units









TIRZ 1 Application – 112 N. Tennessee Street

 Staff finds the proposed work meets the requirements in the TIRZ 1 Project Plan.

Staff recommends approval.



