

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



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

