

**McKinney Community Development Corporation  
TUPPS Project Subcommittee  
May 17, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on May 17, 2022.

**MCDC board members present via Zoom:** Chair Angela Richardson-Woods and Board Members Rick Glew and Deborah Bradford.

**Subcommittee member absent:** Secretary David Kelly.

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

**Others present:** Brenda Spinelli, MCDC's Owners Rep for TUPPS project, and Keith Lewis and Chase Lewis from TUPPS.

Keith Lewis reminded everyone that permits are issued for the full site. He shared that the architectural documents are near final, and value engineering considerations and evaluations are complete. Two items that may impact cost remain unresolved: cost for insulation is currently projected at \$116,000 and cost for utilities is currently projected at \$150,000. While these costs are higher than initially budgeted, they are still within the overall project budget, and there is potential that they may still come in lower.

Other updates and highlights include:

- Grading on the site is underway.
- Tap room building walls have been removed, and they are preserving the trusses and roll-out doors to be repurposed throughout the site.
- Rail tracks are still intact but will be repurposed as foot rails in the taproom borders for the bocce ball area on-site.
- Brewery building is in fabrication and on schedule to be delivered in July.
- Taproom refrigeration may be delayed, temporary alternatives or solutions are being identified.
- Pad preparation for the brewery building is complete, and piers placed next week followed by slab pour in about 30 days.
- Construction trailer (future coffee building) should have full power and air conditioning by the end of May.
- SpawGlass is working on a schedule to move the concrete blocks from Big Bass Towing to the site.

- Artwork for the site is in process. The main entrance art piece titled “TEAM” will be created on site.
- Shade structures will be created using the old trusses. There is a separate structural engineer engaged specifically for stage, art and shade structures.
- Brewhouse equipment and kitchen equipment has been sourced and should arrive by September.
- Sound system has a longer lead time than anticipated, but they are in the process of finalizing decisions.

Plans for the BYOB (Bring Your Own Business) outreach are being developed. A press release is scheduled for next week to announce the opportunity with an intent to announce through multiple channels including to outreach liaisons to the east side community. An application evaluation and selection committee will be established and will include community representatives, at least one member of the MCDC subcommittee (Rick Glew volunteered), TUPPS staff and possibly representation from City staff. Tentative schedule shows applications due at the end of July, selection of six BYOB tenants by mid-August and all BYOB’s opened by the grand opening event in December. There was discussion regarding assistance with applications and potential workshops for small business start-ups as an ongoing opportunity at TUPPS.

Regarding the budget, SpawGlass is at 95% buyout with the remaining 5% of scope likely to be self-performed by SpawGlass. Pricing has been identified for most equipment, but conversations continue regarding delivery dates and shipping costs.

The next TUPPS subcommittee meeting is planned for June 7 at the TUPPS construction site.

Meeting was adjourned at approximately 9:45 a.m.

These minutes were approved by the MCDC Board on

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ANGELA RICHARDSON-WOODS, CHAIR

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DAVID KELLY, SECRETARY