

**McKinney Community Development Corporation
TUPPS Project Subcommittee
January 5, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:00 a.m. on January 5, 2022.

MCDC board members: Secretary David Kelly and Board members Rick Glew and Deborah Bradford.

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

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

President Schneible confirmed that the TUPPS team is ready to proceed with the groundbreaking on Friday, January 7. Keith Lewis stated that the groundbreaking will start promptly at 3:00 p.m. and will include comments from Mayor Fuller and MCDC Chair Angela Richardson-Woods. Groundbreaking will have Ben E. Keith Distribution TUPPS trailer, "Rusty," tents for beer and seltzer and shovels for grain instead of dirt. Additionally, Mattie Lewis is a professional photographer and will be onsite for photos and interviews.

When demolition work begins, it will include the MCDC-owned building on the northeast corner of the property. Materials onsite will be repurposed/redeployed including trees. SpawGlass will be using the small building onsite as their construction "trailer." There was discussion regarding security once the facility is opened. Keith Lewis shared that the site will remain mostly open with fencing being installed behind the brewery and stone fencing at the entrance. Temporary fencing will be used for private, ticketed events. Other security issues considered include motion-censored lighting, securing outdoor furniture and monitored cameras. Mr. Lewis reminded Board members that they are working with a lighting consultant hired by Conduit, and he will have them consider the Board's security concerns. The goal is to mobilize SpawGlass the week of January 17, bring the brewery building online in October and have a full site grand opening in December. The current location will stay open for brewing and serving for as long as permitted by TABC once the new taproom is ready to open. He added that they have made payments to secure the timing and pricing for brewery equipment.

President Schneible suggested that the subcommittee meet monthly with the TUPPS team and Ms. Spinelli, and all agreed. Ms. Schneible will send a calendar invitation for future meetings for 8:00 a.m.

Meeting was adjourned at approximately 9:05 a.m.

These minutes were approved by the MCDC Board on

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ANGELA RICHARDSON-WOODS, CHAIR

DAVID KELLY, SECRETARY