

**McKinney Community Development Corporation
TUPPS Project Subcommittee
May 5, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on May 5, 2021 at McKinney Community Development Corporation, 5900 S. Lake Forrest Drive, Suite 110, McKinney, Texas.

MCDC board members present: Vice Chairman Rick Glew, Board members Deborah Bradford and David Kelly, and Board alternate Councilwoman Angela Richardson-Woods.

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

Others present: Keith Lewis and Chase Lewis, TUPPS Brewery.

Keith Lewis reminded everyone that March was a record high for brewery revenues at \$456,000, then shared that April was their second highest month in history with revenues just over \$400,000. They are still on track for 13,000 to 13,500 barrels for 2021. He discussed the seltzer market and TUPPS distribution expansion plans which include new markets and growth in current markets and retailers.

Regarding project status, Mr. Lewis shared the following:

- Conduit submitted construction documents on May 3. Documents are thorough with some needs for small changes. They are mostly focusing on the high dollar impact items. Plan is to make drawings as detailed as possible to secure more accurate pricing.
- Specs for equipment were sent out for bid on May 2 with a deadline of May 13.
- TUPPS hopes to have complete GMP submitted by the May MCDC Board meeting. GMP approval by the board is needed so they can start writing checks.
- TUPPS has submitted a letter of intent with a request for several design exceptions to the Planning Department. The information is under review. Discussions are underway regarding application for Specific Use Permit for the site to allow outdoor music. Conduit was successful in working with Planning to keep the metal façade for the front of the brewery

building. They are still working to address requirements regarding architectural materials planned for the south side of the building.

- Chase Lewis shared that they have a kitchen designer who is working alongside Conduit on plans.
- Regarding fire lanes, TUPPS met again with the Fire Marshal, who appears to be supportive of TUPPS' ideas for lanes. Ms. Schneible shared that there may be opportunity to decrease the width of the fire lanes from 26 feet to 20 feet and consider a hammerhead design, which would reduce the amount of concrete needed and increase green space. Follow-up discussion with the Fire Marshall and Planning staff will be needed.
- The large pavilion will have fans for cooling and infrared heating. TUPPS may consider adding roll-up sides for rainy weather.

Board member Bradford shared that there has been a bill filed in the Texas House regarding sound ordinances in municipalities that may provide less stringent regulations for businesses near residential areas.

Ms. Schneible indicated that the building on the northeast corner has been deemed unsafe and will be demolished. She added that she has a bid and SpawGlass would be provided an opportunity to bid on the project as well. Keith Lewis added that there are some pieces from that building that they could use as additional design elements. The land and building retained by MCDC totals about 12,000 square feet.

Keith and Chase Lewis shared some photos of design/art elements being considered. The goal is to keep an authentic design.

There was lengthy discussion regarding the community ground-breaking event and ongoing community outreach. Board member Bradford suggested that the event include an employment application table, which would serve to demonstrate TUPPS' investment in the community. Discussions also included ongoing TUPPS programming to include music groups and events that appeal to diverse groups.

The subcommittee meeting was adjourned at approximately 10:00 a.m.

These minutes were approved by the MCDC Board on

Mary Barnes-Tilley, Secretary

Jackie Brewer, Chairman