



May 16, 2022

TO: McKinney Economic Development Corporation  
Visit McKinney

FROM: Cindy Schneible, President

### **McKinney Community Development Corporation Update**

- Project Grants
  - Public hearings were conducted on four project grants, totaling \$1.8 million in requests at the April 28<sup>th</sup> meeting. Summary of the applications is attached.
- Promotional and Community Event Grants
  - The next application period for Promotional and Community Events will be open May 1-31, 2022.
  - Upcoming events, supported by MCDC Promotional Grants include:
    - 5/12 Empty Bowls benefiting Community Lifeline
    - 5/21 Ovation – Industry Showcase
    - June Collin County History Museum – Seniors in McKinney History
    - 6/2 DFW Series – Summer cycling series (Thursdays-Erwin Park)
    - 6/6 Bar Wars at Chestnut Square – Margarita competition
    - 6/11-12 MillHouse McKinney – Wine & Walls Muralfest
    - 6/18 SBG – Craft Beer Walk in Historic Downtown
    - 6/18 McKinney Juneteenth Celebration – Towne Lake
- Retail Development Infrastructure Grants
  - The second cycle for 2022 will open July 1. Applications will be accepted through July 31. Eligible expenses include horizontal infrastructure exterior to a building – site work, drainage, sewer, water, utilities and in addition, fire suppression equipment. Façade improvements are not permitted. The maximum award is \$25,000 – and requires an equal match from the applicant.
- TUPPS Brewery Expansion
  - Buyout of subcontractors/vendors is close to complete.
  - Target date for full completion of project is November 2, 2022.
  - April 22<sup>nd</sup> construction update, provided by Spinelli Construction Services, is attached.
- Strategic Priorities
  - Board members approved six strategic priorities for FY23-24 at the April 28<sup>th</sup> meeting. The priorities are (not in priority order):
    - Low Income Housing

- Multi-Use/Mixed Use/Destination Entertainment Projects
  - Historic Cultural District Support/East Side Development
  - Park and Open Space Development/Preservation of Open Space and Natural Areas
  - Community Gathering Facility to support cultural/community events
  - Collaborative projects involving Community Partners (Nonprofits, MEDC, City of McKinney, etc.)
- Discussion regarding potential policy changes for MCDC grant programs will take place during the May 26<sup>th</sup> board meeting.

**2022 MCDC Project Grants**

**Cycle II Applications**

<b>Discretionary Project Grant Requests</b>		
		<b>Requested</b>
22-08	Hugs Greenhouse	Upgrades to second greenhouse structure to include benchtops and irrigation to accommodate increasing wholesale business, expand propagation inventory and improve driveway and grounds surrounding the greenhouse. \$14,158.93
22-10	Habitat for Humanity	sites through the Homeownership Program and \$300,000 for 11 home repairs through the Home Repair Program. \$700,000.00
<b>Economic Development Grant Requests</b>		
20-08 <b>Amended Request</b>	District 121, LLC	Additional funding for The Commons at District 121. Original grant approved for \$2,040,250, which would bring total MCDC investment to \$2,897,893. \$857,643.00
22-09	Archstreet McKinney District 121 Hotel	Infrastructure costs related to construction of 102 room select service hotel located within District 121. Construction to begin September 2022 and hotel to \$250,000.00
<b>TOTAL</b>		<b>\$1,821,801.93</b>

## TUPPS Brewery Expansion Project – April 2022 Construction Update

SpawGlass [SG] mobilized on site February 28. They continue buyout of subcontractors/vendors for the project.

100% Construction documents have been completed and submitted to the City for permit. Comments have been issued by the city and the team is responding. Below is a high-level recap of work progress and photos.

The Current Schedule indicates that the project (in full) will be substantially complete November 2, 2022.

### April 1 – April 9

Continue working on the Brewery building pad. Wood flooring is being moved into Barrel Aging building to clear area for upcoming demolition. Rain on 4/5 slowed progress on dirt work. Survey to place building and fire lane stakes.



**April 11 – April 16**

Select fill delivery starts. Demo starts at Tap Room and Barrel Aging.



**April 18 – April 23**

Continue with Brewery Building pad prep. Moving dirt on site from East Louisiana Parking Lot site, bringing site up to elevation. Cutting in fire lanes. Installed wind screen.





**April 25 – April 30**

Clean up of center building to be demolished. Delivery of rebar for pier cages.

