

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

FEBRUARY 1, 2021

The McKinney Community Development Corporation met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Monday, February 1, 2021 at 8:00 a.m.

Board Members Present: Chairman Jackie Brewer, Vice Chairman Rick Glew, Secretary Mary Barnes-Tilley, and Board Members Kathryn McGill, David Kelly, John Mott and Deborah Bradford.

Alternate Board Member Present: Councilwoman Angela Richardson-Woods.

Staff Present: President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Strategic Services Manager Trevor Minyard, Facilities Construction Manager Patricia Jackson and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Brewer called the meeting to order at 8:00 a.m. after determining a quorum was present. Board member Bradford provided an invocation, which was followed by the Pledge of Allegiance.

Chairman Brewer called for Public Comments, and there were none.

21-0092 Chairman Brewer called for consideration/discussion/action on updates to Project 20-09, rehabilitation and revitalization of the property located at the southeast corner of Greenville and Dungan Streets (402 E. Louisiana Street) to create a world-class cultural and entertainment destination to serve as a catalyst for economic development east of Highway 5 in McKinney, Texas. TUPPS President Keith Lewis and VP Sales and Finance Chase Lewis jointly presented the project status and updates. Keith Lewis reminded Board members the mission of the TUPPS Brewery @ the McKinney Grain Company is to expand what TUPPS has already created by developing a Craft Community campus that is recognized as the best craft experience in the Southwest... more than just a brewery. To date, TUPPS contracted with Matador as owner's

rep, signed the lease agreement with MCDC, hired Conduit as its architect, and selected SpawGlass as its general contractor. Conduit is currently working on a site plan, and SpawGlass is working on cost estimates and construction timeline with a shared goal of opening the new TUPPS in February 2022. Mr. Lewis showed the original site plan which included the following: 2,000 sf of office space; 10,000 sf tap room; 6,000 sf shop and barrel age room; 20,000 sf brewery and packing that includes a roof-top bar; 10,000 sf for Collin College culinary school and restaurant incubator, which will now be delayed until phase 2 of the site; restrooms; loading dock; parking; and outside community features to include stage areas, outside bar, kids zone, adult play zone, garden for beer making, greenhouse, silo shops, and an outdoor beer garden with dining and water features. Regarding infrastructure, the City has plans to improve Dungan, Green and Andrew Streets with new water and sewer lines with a target completion timeframe of early 2022, in time for service for the brewery. The municipal parking lot that will be constructed on Dungan is scheduled to be completed in 2022. In addition, the roundabout project at the intersection of East Louisiana and Greenville is set for completion sometime in 2023, which will add to the beautification of the area adjacent to the brewery. Mr. Lewis shared a site plan that showed where buildings and open space/event lawn amenities would be positioned. He also shared photos to give board members insight into the types of artwork and sculptures, signage, bottle trees, water features, gathering spots and play zones and other design elements that are planned for the site. TUPPS plans to keep the rustic theme that resonates with customers at the current facility, while adding unique features that create interest, build community and attract tourists to McKinney. Features for the adult play zone include ping pong, bocce ball, croquet, giant chess/checkers, corn hole and hammocks. Possible activities for the kids' zone include interactive water features, unique

interactive music features, and fun sculptures and unique and colorful climbing features. Shade will be created with strategically placed structures and trees. A Silo Shops project presents TUPPS with the opportunity to assist local entrepreneurs and business start-ups with business planning, marketing support and low-cost rent for a silo business. TUPPS will also support these businesses by helping them to identify funding through public and private sources. The various outdoor sections of the property will be tied together with walking trails that feature artwork, unique landscaping, gathering spots including large open areas as well as smaller more intimate settings. The outdoor gathering area will be flexible to host large public and private events. While the square footage for individual features of the outdoor space has changed from the original concept design, Mr. Lewis asserted the overall square footage of the outdoor public space has changed minimally. Mr. Lewis reviewed the revised schematic for the buildings which include a 7,236-sf taproom, 6,200 sf kitchen and event room, 7,222 sf barrel aging and event room and 22,598 sf brewery. He shared photos that represent ideas and layouts that will be incorporated into the interior of the complex including retail shop concepts, taproom, gathering/dining area, kitchen, barrel aging area, event rooms and the brewery. Keith and Chase Lewis presented renderings of the exterior elevation for the site. The design keeps the authenticity of the mill district featuring a simple industrial façade. They emphasized that they understand the importance of connecting with the east side community and appreciate the significance of being a good neighbor that brings benefit to the community. Next steps for the development partners were discussed. Goals are for Conduit to complete design documents by April 30 and receive building a permit from the City by June 15. SpawGlass will finalize the budget alignment analysis and have a guaranteed maximum price by mid-May. Chairman Brewer sought and received clarification regarding which outdoor

facilities would be open to the public. Mayor Fuller addressed the board and shared that Council's goal was to keep TUPPS in McKinney and the selected location does that as well as significantly advancing planned development for that area, adding that there will be benefits to McKinney and specifically to the East Side. He reminded everyone that the City is not giving anything to TUPPS, but that we are helping with financing on the front end with an investment that will be paid back in full during the term of the agreement with TUPPS. Councilwoman Angela Richardson-Woods shared that some of the residents are concerned that they will be priced out of their homes as market values increase. Additionally, residents want to make sure that the design depicts the rich history of the community. She emphasized that the TUPPS development should look and feel like it's part of the community, rather than a stand-alone amenity separated from the East Side. Brenda Spinelli, MCDC's owner's rep, clarified that the total acreage for the property is 4 not 4.3, as .3 acre is MCDC-owned land that will not be developed at this time. She asked if the Board wished to provide direction on the percentage of public use space and any specific amenities that the Board expects, as it will assist Conduit with their work to refine the site plan. Ms. Spinelli complimented TUPPS on the plan for the restroom facility for general public use. She emphasized the importance of understanding what operating hours would be at the new location and when the venue will be open to the public. Board member Bradford asked for information on plans to generate tourism. Mr. Lewis shared that their current location is already a magnet for Collin and Dallas County residents. He added that no other brewery community has this type of venue with programming, so they anticipate the new location will attract visitors from across Texas and bordering states. They are already working with influencers to create the image of TUPPS as the most unique craft brewery and entertainment zone in Texas and maybe even in the Southwest. Ms. Bradford asked

about advertising plans. Mr. Lewis responded that their emphasis has been and will continue to be on social media. Ms. Bradford shared her appreciation for the build your own business concept. Mr. Lewis shared that he would welcome MCDC Board involvement in helping to select the businesses that are included. Secretary Barnes-Tilley asked about the number and size of the silos. Mr. Lewis stated that the plan currently calls for six, one near the front that would be open daily and five throughout the property that would mainly be open on weekends. The size of the silos ranges from a diameter of 18 to 21 feet. The plan is to pour the slab, place the silo and provide electricity to the business. The goal is for the business to sign a lease, pay low-cost rent, establish their business, then either leave for a larger location in McKinney or stay at the site. Councilwoman Richardson-Woods commented that she appreciates that format, which she views as similar to a revolving loan program. Secretary Barnes-Tilley shared the importance establishing clear criteria that will be used for selecting the silo businesses. Mr. Lewis acknowledged that the details for the silo businesses are not in place, but that the idea could add a tremendous value. Vice Chairman Glew suggested that they consider contacting McKinney Works for ideas. Mr. Glew asked what happened to the garden for beer making that was part of the original plan, and Chase Lewis stated that it was to be part of the culinary school which is no longer in this phase of the project. Mr. Glew sought clarification regarding a budget for trees and natural shade. Mr. Lewis shared that there will be trees along with constructed shade structures. Mr. Lewis suggested that a working session be scheduled to collaborate on the expectations for the open space. Board member Kelly suggested the creation of a TUPPS subcommittee to have regular meetings with all the partners, and Chairman Brewer added that we would likely ask for a monthly status update from TUPPS. Vice Chairman Glew suggested they consider enhancing their social media efforts with organic search

on their website. Chairman Brewer asked for additional comments, and there were none.

Chairman Brewer recessed the meeting into Executive Session at 9:25 a.m. in accordance with the Texas Government Code. Item to be discussed under Section 551.087 regarding economic development matters was Project 4B 20-09 (TUPPS).

Chairman Brewer reconvened the Board meeting back into regular session at 10:17 a.m.

Board members unanimously approved a motion by Chairman Brewer, seconded by Board member Kelly, to approve the formation of a Project 20-09 (TUPPS) Subcommittee with members being Vice Chairman Glew and Board members Kelly and Bradford and alternate Board member Councilwoman Richardson-Woods.

Board members unanimously approved a motion by Board member Bradford, seconded by Secretary Barnes-Tilley, to adjourn. Chairman Brewer adjourned the meeting at 10:18 a.m.

A video recording of this meeting is available through the City of McKinney meeting archive.

These minutes approved by the MCDC members on: _____

JACKIE BREWER
Chairman

MARY BARNES-TILLEY
Secretary