

**McKinney Community Development Corporation
TUPPS Project Subcommittee
February 10, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 3:00 p.m. on February 10, 2021, at the future site of TUPPS Brewery located at the Southeast corner of Greenville and Dungan Streets, for a tour of the project site followed by a meeting in the Dulaney Room of Hall Memorial Library at 101 East Hunt Street, 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: President Cindy Schneible, Facilities Construction Manager Patricia Jackson, Strategic Services Manager Trevor Minyard, Assistant City Manager Barry Shelton and MCDC Administrative and Marketing Coordinator Linda Jones.

Others present: Brenda Spinelli, Spinelli Construction Services; Keith Lewis, TUPPS Brewery; Chase Lewis, TUPPS Brewery; Nathan McQuillan, Matador Project Solutions; Zeb Young, SpawGlass; Kobey Seale, conduit architecture + design; Eric Ciskowski, conduit architecture + design; Andy Budke, Kimley-Horn; and Jonathan Hake, Cross Engineering.

TUPPS President Keith Lewis shared that they will stay within budget based on the \$11.3 million investment made by MCDC. Nine million is allocated to construction and SpawGlass has been selected as the contractor for the project. The remaining \$2.3 million will be used for non-construction expenses including design, equipment, landscaping and owner's rep services. They are hoping to have the certificate of occupancy by February 2022, and the plan is to open the facilities and public space simultaneously. Mr. Lewis hopes to have the complete design documents to the City for review by the end of April.

Andy Budke with Kimley-Horn shared that the site plan was submitted to the City in February, and they are on track to finalize the design development plan in a couple of weeks. Mr. Budke shared site plans which include walkways that wind throughout the property to the various outdoor areas including adult play zones, two kids' areas, silo market, small and large group gathering areas and open event lawn areas. He discussed other features including a beer garden with firepit, main stage, which will include sound barriers, restrooms accessible from outdoors and from inside the taproom, artwork, water features and lighting.

Specific items were discussed that are important to MCDC Board members included: community engagement with neighbors around the development, quality event venue, natural shade from strategically placed trees, public art integrated throughout the site, safety in kids play zones, noise management, success for the silo businesses, collaboration with Historic Downtown events, and safe access to TUPPS from Downtown.

Keith Lewis shared that the new TUPPS will be an extension of Downtown, so they are committed to coordinating with Main Street on big events like St. Patrick's Day, Oktoberfest and Texas Music Revolution. Regarding the silo businesses, Mr. Lewis said plans are that the shops would be local start-up businesses/artisans (for example jellies, florists, goat cheese). TUPPS staff will share business planning, finance and marketing support to the silo shops to help build the businesses and will likely help them identify financing opportunities through loans or investor support. Mr. Lewis acknowledged the importance of community engagement. He has begun holding meetings with community members and Council District 1 leaders. MCDC Board members suggested hosting a community block party type event with personalized invitations. Trevor Minyard shared the information about the City of McKinney initiative to engage community members and secure input on east side projects through the City's website, surveys, a public forum and project-specific meetings to share information and receive input.

The MCDC TUPPS Project Subcommittee and TUPPS team will update the MCDC board on a regular basis.

The subcommittee meeting was adjourned at approximately 6:10 p.m.

Mary Barnes-Tilley, Secretary

Jackie Brewer, Chairman