

**McKinney Community Development Corporation  
TUPPS Project Subcommittee  
November 16, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at the TUPPS construction site at 8:30 a.m. on November 16, 2022.

**MCDC Board Members Present:** Chair Angela Richardson-Woods and Secretary Deborah Bradford.

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

**Others present:** Brenda Spinelli, MCDC Owners Rep; Keith Lewis and Chase Lewis from TUPPS; and Zeb Young of SpawGlass.

The TUPPS team presented sketches and photos of types of shade structures being considered, including sails along the row of silo businesses, and Board members had an opportunity to provide input. Additionally, the team shared renderings of the kids play area which will have a music wall, natural mounds for climbing, other play structures, various play items to be placed out daily, and colorful seating for adults. Keith Lewis shared that the adult play yard will have bocce ball, corn hole, ping pong, fire pits and furniture.

Regarding the B.Y.O.B. program, some of the silos have been delivered but not yet assembled. Pads will be poured soon. All silos should be constructed by the end of December, and businesses can start prepping their space in early January.

Regarding the project timeline:

- Brewery Building should be complete and TCO released by the end of December. Second floor office space and storage areas will not be accessible until full CO is received after elevator installation which will likely be in June.
- Site opening by end of year will include the brewery building, barrel aging building, and all outdoor areas. The tap room building will be fenced with “coming soon” signage until it is complete and ready to open.
- Tap room should be complete and open for business in mid-March.
- Grand opening for full site is targeted for late March or April.
- TUPPS will host the Hugs gala in late April.

Regarding budget, the team continues to look for additional value engineering and potential cuts to the project to stay within budget.

The meeting adjourned approximately 9:35 a.m., and the team proceeded with a walking tour of the site.

These minutes were approved by the MCDC Board on \_\_\_\_\_.

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ANGELA RICHARDSON-WOODS  
Chair

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DEBORAH BRADFORD  
Secretary