

**McKinney Community Development Corporation
TUPPS Project Subcommittee
February 1, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:00 a.m. on February 1, 2022.

MCDC board members in person or via Zoom: Secretary David Kelly and Board members Rick Glew and Deborah Bradford.

Staff present: MCDC President Cindy Schneible, Strategic Services Manager Trevor Minyard and MCDC Administrative and Marketing Coordinator Linda Jones.

Others present: Brenda Spinelli, MCDC's Owners Rep for TUPPS project, and Keith Lewis and Chase Lewis, both from TUPPS.

Keith Lewis shared that they now have 100% CDs and are moving forward with the permitting process. He reported that SpawGlass has contracted with Red Dot for the pre-engineered building. As soon as permits are granted, activity at the site will include converting the building on property to serve as the construction trailer, removal of buildings, grading and concrete pours for foundations and roads. Mr. Lewis reminded the committee that they have made payments to secure the timing and pricing for brewery equipment and that the vendor is already moving into production. The vendor for the canning equipment is also moving. The filler is coming from Wisconsin, and the price is a little higher because deposits were not made earlier. Mr. Lewis has secured a quote for a new walk-in cooler, but they are hoping to purchase a preowned cooler from a distributor in Austin. SpawGlass will contract for electrical, because they can secure better pricing. He shared that we may need to consider moving some funds from the construction GMP to TUPPS project budget, because TUPPS plans to purchase some of the equipment originally included in the GMP. He added that the goal for kitchen equipment is to purchase preowned wherever possible and potentially come in under budget.

TUPPS will organize their work onsite so that it does not interfere with SpawGlass on the community areas. Keith and Chase Lewis shared photos of some very creative ideas for the outside area including art made from plow disks, whiskey and beer barrels, oxygen tanks, and rocks. They also plan to use the railroad rails as foot rails at the bar and in other areas around the property. The plan also includes several bottle trees around the property. For recreation areas,

they are considering marble cornhole sets, outdoor ping pong with concrete tops, swing benches made using beer barrel staves, a hammock park, a basketball tree and a pickle ball court that can double as a place for yoga. Regarding fire pits, Fire Department specifications require gas only, so SpawGlass will run lines to pit locations.

President Schneible will schedule the next status update meeting for March.

Meeting was adjourned at approximately 9:25 a.m.

These minutes were approved by the MCDC Board on

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ANGELA RICHARDSON-WOODS, CHAIR

DAVID KELLY, SECRETARY