

**McKinney Community Development Corporation
TUPPS Project Subcommittee
September 13, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met onsite at the new TUPPS location at 8:30 a.m. on September 13, 2022.

MCDC board members present: Board Member Bradford; Chair Angela Richardson-Woods and Secretary David Kelly joined via Zoom.

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; Zeb Young from SpawGlass.

Keith Lewis provided a status update on the project.

- Brewery building is underway with columns and trusses nearly complete.
- Will be adding two additional dumpsters and pads to the site. Silo pads will be poured following dumpster pads.
- Working with Fire Department on variance for area near tap room.
- Fire lanes are nearing completion which will allow work on the taproom and the kitchen pad to be poured.
- Big Bass Towing blocks and materials for kitchen and brewery building are on site.
- Electrical panel should be received in early December.
- Elevator for the Brewery building should be delivered early January, so an application for a Temporary Certificate of Occupancy will be submitted, in order to allow tests of brewery equipment installed on the ground floor.

Regarding budget, the team is still determining ways to keep the project within budget while facing challenges of construction cost increases and other factors including additional water and sewer requirements and insulation to the brewery building, and other items not included in the original project scope.

Interviews for the B.Y.O.B. program have begun, and the candidates all have great stories to share. Thus far, several have been identified as good matches for the program.

TUPPS will plan to stop brewing at the current site on December 31. Current fermenters and tanks will be moved to the new site, and all other equipment will be sold. The team is coordinating shipping and storage schedules with wholesalers to ensure minimum impact to supply available for retail sale.

Additional conversation centered around potentially phasing in some elements of the project and the importance of staying true to the community gathering spaces as originally presented and planned.

The meeting adjourned approximately 9:35 a.m., and was followed by a walk of the construction site.

These minutes were approved by the MCDC Board on _____.

ANGELA RICHARDSON-WOODS
Chair

DAVID KELLY
Secretary