

**McKinney Community Development Corporation
TUPPS Project Subcommittee
March 30, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 3:00 p.m. on March 30, 2021 in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas.

MCDC board members present: Vice Chairman Rick Glew, Board members Deborah Bradford and David Kelly, and Board alternate Angela Richardson-Woods via conference call.

Staff present: MCDC President Cindy Schneible, City Manager Paul Grimes, Assistant City Manager Barry Shelton, Facilities Construction Manager Patricia Jackson, Strategic Services Manager Trevor Minyard 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; and Andy Budke, Kimley-Horn.

TUPPS President Keith Lewis shared that the design is being modified to address comments made by the City Planning department and Fire department. Currently the budget is over the \$9 million target for construction by about \$800,000, but work continues to achieve the budget target. Zeb Young with SpawGlass shared that there should be a solid budget at the next progress meeting in two weeks. Mr. Lewis shared that TUPPS investor group are pleased with the look and feel of the design and the success TUPPS has had during COVID.

Brenda Spinelli shared that the required asbestos remediation is complete.

Keith Lewis stated that they are still hopeful of opening the full facility in February of 2022, but all things must run on schedule to achieve this goal. Eric Ciskowski reviewed the current plans for the outdoor areas including changes made with required fire lanes, as well as plans to keep as many trees as possible on the interior of the site and along the northern side. Mr. Ciskowski showed an aerial of the site and explained that the required concrete fire lanes will split the event lawn. He added that the barrel aging building will have 4,000 square feet of covered seating open to the public. Regarding the stages, a Special Use Permit was submitted for approval Monday. The plan under consideration is to delay a full

build for the main stage at this time, but to use this area for community events like yoga or school performances. The secondary outdoor stage will be for bands. A music consultant has been retained to help define requirements for the sound system, lighting and power requirements. The secondary stage is about thirty feet across the front, and the main stage area is a little bigger. The lawn has a natural gradation towards the secondary stage and can seat about 2,000 people.

Board member Kelly expressed some concern that the project is going overbudget and asked for reassurance that MCDC priorities will be met. Nathan McQuillan commented that the goal is to add more shade. He added that the forty-foot building will cast shade, as well. Mr. Kelly also asked if they have done market research to indicate that music brings in customers. Mr. Lewis stated that their research is mostly based on current customer response.

Regarding the Build Your Own Business (BYOB) silo plans, Mr. Lewis has met with Derrick Robinson and Beth Bentley, and both appreciate the concept. Mr. Robinson suggested that they consider a review board for the selection of businesses and that they rotate the businesses on 18-month leases. Ms. Bentley suggested they consider giving businesses/startups in District 1 priority attention in the selection process when possible. Patricia Jackson shared that information gathered at the East McKinney redevelopment event indicates that the community wants low rent and short lease terms for the silo businesses. Mr. Lewis shared that response to the program has been very positive, and they could potentially add more silo shops to the site than originally planned. He hopes to have eight or nine different types of businesses in the shops.

Ms. Jackson shared that the City is still in the process of acquiring the property across from the brewery and that the land survey for a parking lot is complete.

There was brief discussion on a ground-breaking and block party in early May.

The subcommittee meeting was adjourned at approximately 5:20 p.m.

These minutes were approved by the MCDC Board _____.

Mary Barnes-Tilley, Secretary

Jackie Brewer, Chairman