

**McKinney Community Development Corporation
TUPPS Project Subcommittee
May 27, 2021**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on May 27, 2021, at McKinney Community Development Corporation, 5900 S. Lake Forrest Drive, Suite 110, McKinney, Texas.

MCDC board members present: Vice Chairman Rick Glew, Treasurer Angela Richardson-Woods and Board member Deborah Bradford.

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

Others present: Keith Lewis and Chase Lewis, both from TUPPS Brewery.

Keith Lewis shared that they had met with SpawGlass the previous day. While the building budget is \$9 million, raw materials costs have increased 40%, and the initial proposal provided by SpawGlass was for \$14 million. He added that most vendors are not allowing pricing freezes and some chose not to bid the job at this time, because they have projects to consider that are more finalized. Costs that came in higher than budget include raw materials, electrical and plumbing, pre-engineered metal. They are looking for ways to reduce the cost.

Chase Lewis and Keith Lewis shared the current site plan along with photos of the types of materials and designs they are considering. Keith Lewis added that they still need to meet with the Planning Department regarding several issues including some potential exceptions. Board members discussed various ideas to vary or enhance the appearance of the metal buildings that Planning Department may accept. These could include live screen, murals, screening including wood, stonework, and trees and plants. President Schneible stated that City Council could potentially approve the plan even if the Planning Department recommends denial and the Planning and Zoning Board denies the request; however, this would be the first time for this to happen on a City project. TUPPS needs Council approval of the design in order for a set of 95% construction documents to be prepared, which will facilitate more precise pricing for construction.

The subcommittee will meet again on June 2, 2021.

The subcommittee meeting was adjourned at approximately 10:43 a.m.

These minutes were approved by the MCDC Board on

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Mary Barnes-Tilley, Secretary

Jackie Brewer, Chairman