

**McKINNEY COMMUNITY DEVELOPMENT CORPORATION**  
**Project Grant Application**  
**Fiscal Year 2020**

**IMPORTANT:**

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- The Grant Guidelines and Application are available at [www.mckinneycdc.org](http://www.mckinneycdc.org); by calling 972.547.7653 or by emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)
- **Contact us to discuss your plans for submitting an application prior to completing the form.**
- A completed application and all supporting documents are required to be submitted via email or on a thumb drive for consideration by the MCDC board. Please submit the application to:

McKinney Community Development Corporation  
 5900 S. Lake Forest Blvd., Suite 110  
 McKinney, TX 75070

- *If you are interested in preliminary Board of Directors review of your project proposal or idea, please complete and submit the **Letter of Inquiry** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 972.547.7653 or emailing [cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org).*

***Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive, by 5:00 p.m. on the date indicated in schedule below.***

**2020 Project Grant Application Schedule**

<b>Application Deadline</b>	<b>Presentation to MCDC Board</b>	<b>Board Vote and Award Notification</b>
Cycle I: December 30, 2019	January 23, 2020	February 27, 2020
Cycle II: March 31, 2020	April 23, 2020	May 28, 2020
Cycle III: June 30, 2020	July 23, 2020	August 27, 2020

**APPLICATION**

**Project Grants** support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children’s Sports
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

## INFORMATION ABOUT YOUR ORGANIZATION

Name: TUPPS Brewery

Federal Tax I.D.: 46-4326357

Incorporation Date: July 2013

Mailing Address: 721 Anderson St.

City: McKinney

ST: TX

Zip: 75069

Phone: 773-290-0018

Fax:

Email: chase@tuppsbrewery.com

Website: tuppsbrewery.com

### Check One:

- Nonprofit – 501(c) Attach a copy of IRS Determination Letter
- Governmental entity
- For profit corporation
- Other

Professional affiliations and organizations to which your organization belongs:

Frisco and McKinney Chamber of Commerce, Texas Craft Brewers Guild, The National Brewers Association, McKinney Young Professionals (Chris Lewis)

## REPRESENTATIVE COMPLETING APPLICATION:

Name: Chase Lewis

Title: Vice President of Sales and Finance

Mailing Address: 721 Anderson St.

City: McKinney

ST: TX

Zip: 75069

Phone: 773-290-0018

Fax: N/A

Email: chase@tuppsbrewery.com

**CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:**

Name: Chase Lewis

Title: Vice President of Sales and Finance

Mailing Address: 721 Anderson St.

City: McKinney

ST: TX

Zip: 75069

Phone: 773-290-0018

Fax: N/A

Email: chase@tuppsbrewery.com

**FUNDING**

Total amount requested: \$11,333,262

Matching Funds Available (Y/N and amount): N

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney Community Support Grant)?

Yes

No

Please provide details and funding requested: Attached

<b><i>Brewery</i></b>	\$	5,120,700
<b><i>Barrel Room</i></b>	\$	1,083,333
<b><i>Taproom</i></b>	\$	2,127,229
<b><i>Landscaping – Stage, Outdoor Entertainment</i></b>	\$	2,613,333
<b><i>Office</i></b>	\$	388,667
<b><u>TOTAL</u></b>	\$	<u>11,333,262</u>

**PROJECT**

Start Date: ASAP

Completion Date: January 2022

**BOARD OF DIRECTORS** *(may be included as an attachment)*

Business Advisor Team

**David Brooks**

**Bruce Mead**

**Kim Eubanks**

**Bill Darling**

**Eric Troutman**

**Keith Lewis**

**Tupper Patnode**

**Chase Lewis**

**LEADERSHIP STAFF** *(may be included as an attachment)*

**Keith Lewis**

**Tupper Patnode**

**Chase Lewis**

**Using the outline below, provide a written narrative no longer than 7 pages in length:**

**I. Applying Organization**

**TUPPS Brewery:**

**TUPPS Brewery is a family owned and operated community driven craft brewery located in McKinney, TX.** Started by Keith Lewis and Tupper Patnode in 2014 and opening its doors to the public for the first time in April of 2015, TUPPS Brewery has grown from a hobby in the garage to the 15<sup>th</sup> largest craft brewery in the state and in the top five of fastest growing production breweries in the state. TUPPS Brewery currently distributes to 176 counties in Texas including the metro areas of Dallas/Fort Worth, Austin and San Antonio with plans to expand into the remaining counties across the state including Houston in 2021/2022 as capacity allows.

**Mission:**

**Create a craft community that brings people together in the heart of McKinney while giving back to the communities we serve.** There are a number of goals important to TUPPS Brewery. As a family business serving the community in which we live, it is up of the upmost importance that TUPPS Brewery focus, not just the bottom line, though it is a critical to running a successful business, but on the people in our community. To that end, it has always been our mission to create a space that is relaxing, engaging, and thought provoking through music and art. TUPPS Brewery is a family destination that welcomes all and is the home base for numerous charitable events.

**Strategic Goals:**

1. **Become a destination for craft culture; art, music, people, and of course, beer.** The goal is to bring people from across Texas and Oklahoma to downtown McKinney through community driven cultural events, charity events, art, fitness and wellbeing activities, and as a destination for the highest quality craft beer in the state. The site will be used as a marquee gathering place for McKinney residents but also as a beacon for culture to the rest of the state. Additionally, the goal is to advance the brand of McKinney across Texas as we advance the TUPPS brand by closely connecting TUPPS to the City of McKinney. We are proud McKinney citizens and business partners.

2. **Build a facility with the capacity to support growth of the current product line up as well as the capability of development of new products.** This new and expanded facility would provide the increased capacity necessary to fulfill current demand, forecasted future demand, and expansion into Houston and South Texas which would complete the footprint of distribution across the state. Additionally, this would allow TUPPS the necessary capacity to introduce new products including hard seltzer, coffee and tea, fruited canned beverages, ready to drink cocktails, fermented hot sauce, vinegars, and others as the market dictates. Many of these products would be distributed across the state and beyond.
3. **Expand the offerings and comfort in the taproom to create a more complete consumer experience and build on the destination strategy.** This would include HVAC, food options, more comprehensive draft offerings, and expanded taproom hours. This would also include more private and public space for community events, corporate events, charity events and space open to public use regardless of patronage.

**Increased Number of Staff:** Once the business operations have been relocated additional staff will be required for facilities management, management of events, operate the kitchen and additional taproom functions, as well as increased production staff and sales staffs to support the increase of capacity and sales in new markets. There will also be additional staff required to develop and grow new product lines. There will ultimately be a need for an additional 5 full time employees and 20 part time employees. Full time employees are all eligible for full benefits and paid time off. This would bring the total number of full-time employees to 23 and part time employees to 40.

## II. Project

**Proposed Project:** The vision of the project is to completely rehabilitate and revitalize the McKinney Grain property, an over 100-year-old grain handling and drying facility located at the southeast corner of Greenville and Dungan Streets.

As of the writing of this proposal, no large-scale redevelopment has occurred on the east side of downtown McKinney leaving large and beautiful historic buildings and tracts of land underutilized. With the success of the west side of downtown McKinney, rents are increasing and parking has become more and more limited. As McKinney grows and more people are drawn to downtown, downtown McKinney must grow as well. The City of McKinney recognizes this need and will soon begin work revitalizing the streets on the east side of Highway 5 including Louisiana Street and Greenville Street, however, other than Local Yocal, there are no projects drawing large numbers of people to the east side. TUPPS Brewery has been a destination business in the City of McKinney for nearly five years drawing thousands of customers from not only McKinney, but from all over the Dallas/Fort Worth metroplex.

**The goal of this project is to create a world class cultural and entertainment destination on the east side of downtown and become catalyst for further development on the east side of Highway 5.**

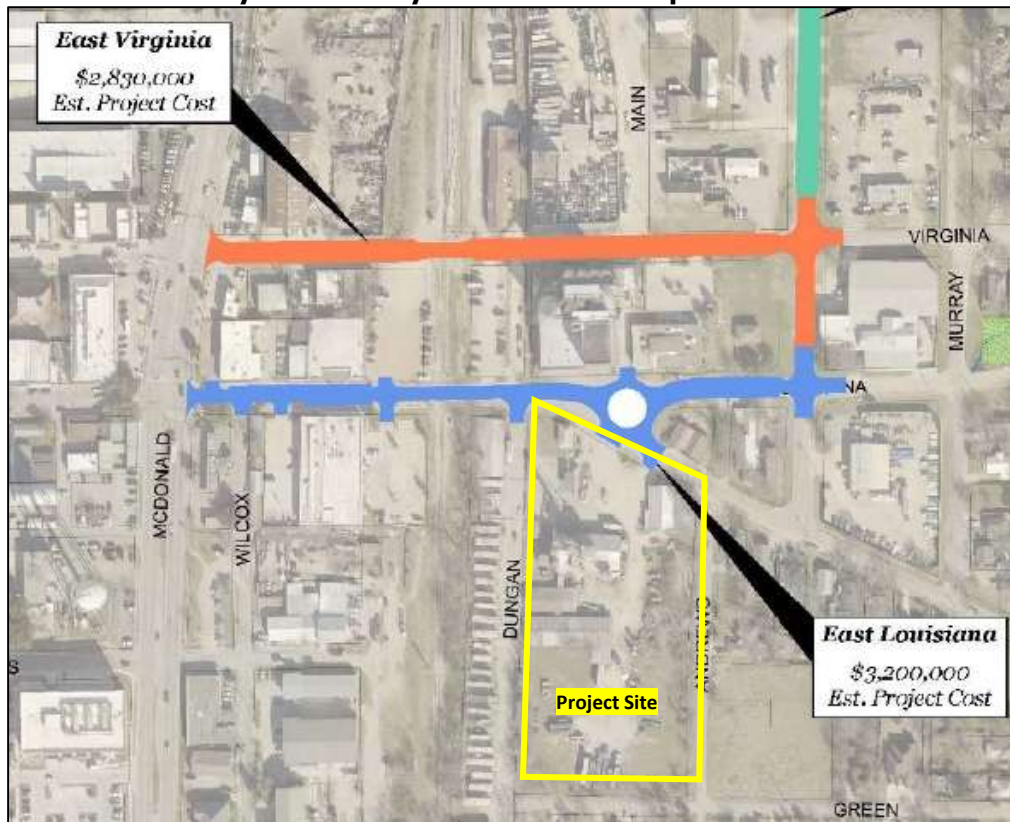
The proposed project includes the following components (initial renderings attached):

- The rehabilitation of the McKinney Grain building 402 E Louisiana St, McKinney, TX 75069 into a new and larger taproom and restaurant for the brewery.
- The construction of a new building to house the production facility as well as a wing built to house the barrel aging room and event space
- The construction of a beer garden and beautification of the surrounding area tying the front of the property into the City's redevelopment of Greenville Street
- The complete rehabilitation and beautification of the south half of the property and construction of outdoor entertainment areas for children and adults, a stage for live music and events, small structures to house local artist, coffee roasters, and so on, and additional outdoor seating restrooms. Much of this space will be public access which all residents are encouraged to enjoy.
- TUPPS Brewery would become a tenant of the property paying rent rates over forty years that amount to ownership of the improvements and have an option to purchase the land at market rate.

**Project Location:** The property is located at the southeast corner of Greenville Street and Dungan Street. Maps with detail as well as city infrastructure improvements are shown below.



**City of McKinney Infrastructure Improvements**



**Project Scope and Cost:** A breakdown of the scope is drawn below. The goal is to create a family centric and inviting area on the east side of downtown McKinney including public access space for residents to enjoy regardless of patronage. TUPPS will maintain these spaces in an orderly and attractive way.

The detailed scope of the project and breakdown of current known costs are attached to this proposal as well as which portions of the project are identified for phase one and which are slated for future phases.



**Detailed Scope:** The current scope of the project and breakdown of estimated costs are attached to this proposal in a supplemental document.

**Support Activities:** The goal of this project is to build the epicenter for culture in McKinney. With that in mind, the number of events held at the brewery will increase and grow in size and scope. This includes large scale community events such as the St. Patrick's Day event and McKinney Fall Fest, as well as charitable events such as the McKinney Music Festival supporting Life Path and the Wish 100 supporting the Make a Wish Foundation.

**McKinney St. Patrick Day** – an annual event catering to North Texans that like green beer (4,000 attendees)

**McKinney Music Festival** – first time event that supports community charities (4,000 attendees est.)

**Wish 100** cycling event (1,000 attendees)

**Division II National Championship Pep Rally** (750 attendees)

**McKinney 4<sup>th</sup> of July Post Party** (500 attendees)

**Ratrodtober** – Car show with live entertainment (1,000 attendees)

**Weekly live music**

**North Texas Crit Cycling Competition** (250 participants)

**Treasured Vessels Charity Fundraiser** (500 attendees)

**Special Olympics Fundraiser** (600 attendees)

**Fall Fest Art Show** (750 attendees)

**Project Timeline:** Design work for the project will begin immediately upon project approval and will work in conjunction with the beautification work on Louisiana and Greenville Streets. The entire project is estimated to take four months to design and 14 months to build. Construction on the production brewery building will begin immediately upon completion of the initial phase of civil work with an expected occupancy date in September of 2021. The remaining work will be completed by the end of the year with complete occupancy occurring in January of 2022.

**Competitive Bidding Process:** Competitive bidding on the project has already begun though construction estimates are only in preliminary stages. Three groups have submitted preliminary quotes which will be adjusted throughout the design process.

**Future Plans for Expansion:** The new facilities provide the opportunity to capitalize on current growth through increased capacity as well as provide a springboard for new product development. Future plans are three-fold:

1. TUPPS Brewery will expand its distribution footprint to cover the entire state of Texas with its current line of products as well as products that are currently in development. Additionally, new product development will continue in exploring other revenue streams as consumer demand shifts.
2. Complete any additional phases of the proposed project including adding further event space, continued landscaping work on the south lawn, and complete any projects other deemed out of scope for phase one.
3. Phase three would include the construction of the restaurant incubator and/or the culinary school. This could happen in conjunction with Collin College.

**Please provide the information requested below:**

- |                             |                                         |                                        |
|-----------------------------|-----------------------------------------|----------------------------------------|
| • An expansion/improvement? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • A replacement/repair?     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • A multi-phase project?    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • A new project?            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

**Has a feasibility study or market analysis been completed for this proposed project?** *If so, please attach a copy of the Executive Summary.*

An official feasibility study or market analysis has not been completed for the project. The success of the brewery in its current location and experience working with food trucks for on-sight food sales provide a great proof of concept and insight when building the business plan. In the business plan submitted to the City Managers Office, details showing increased revenue and expenses are informed by five years of experience operating a smaller scale operation less than two miles from its current location.

**Provide specific information to illustrate how this Project aligns with one or more of the goals and strategies adopted by McKinney City Council and McKinney Community Development:**

- *Eligible for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to MCDC Grant Guidelines and/or page 1 of this application)*
- *Support cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and growth of McKinney sales tax revenue*
  - This project provides a unique opportunity to accomplish a number of goals in the 501 to 505 code. The business began as a brewery but very quickly grew into something much more. Music, art, community involvement, health and wellness, and charity are all integral components of the business. TUPPS Brewery taps local musicians weekly and regularly hosts School of Rock, hosts a large number of art events as well as monthly local artist and artisan sales events at no cost to the artist, hosts 3-5 large scale community events regularly seeing attendances over 3,000 people, not all of which patron the actual brewery, and a full calendar of charitable events.
  - TUPPS regularly sees thousands of patrons and attendees at events in what is currently a destination setting. Moving to the proposed location will not only allow TUPPS to grow into larger events and community involvement but also become a much-needed catalyst for attractive retail development on the east side of McKinney. As TUPPS continues to see growth add excitement to the east side of downtown, property values will increase along with tax dollar revenue. The east side of downtown McKinney needs a business with a strong destination style business model that can create excitement and draw people as well as be a first mover on what will be an amazing expansion of downtown McKinney. That business is TUPPS Brewery.
- As discussed throughout this proposal, the goal of this project is to create an incredibly unique destination for both residents and visitors alike. The property will make full use of the McKinney grain building by repurposing a much of the current materials as possible as well as use much of the space to tell the story



of McKinney. The aim of the redevelopment of the property is to maximize the charm and culture that makes McKinney unique.

- Quality of Life – Displayed on the map above is a large lawn area and multiple places for adults and children to enjoy the outdoors as well as community events and local music. Much of this space will be designated public access.
- Business Development – Not only will the project be a benefit to patrons and attendees of community events, but the ancillary goal is to drive further development and other local businesses to the east side of downtown McKinney. With the addition of the new City Center on the east side of downtown McKinney, the framework is set for long term sustainable economic growth.
- A detailed proforma has been submitted to the City Manager’s Office and is available for MCDC Board review. It includes 5-year projections of revenue, costs, and the overall implications to the business. The proforma shows an increase of net operating income, on average of the first three years of operation, of 30%. This estimate is very conservative and does not include new lines of business that the new facility would allow. It also does not include any large-scale increases in taproom revenue.

**Indicate which goal(s) listed above will be supported by the proposed Project/Promotional/Event:**

There isn’t one goal that applies, rather all goals apply. Every part of the TUPPS Brewery culture and identity all run through the taproom and the space created for community enjoyment. The new space is at the heart of what TUPPS is and who the brewery attracts as consumers. The new space would allow for necessary growth both in capacity for production and taproom throughput but also in how we reach the community and what defines the brewery. The most impactful thing a brewery can do to elevate its brand in a hyperlocal and hyper competitive environment is present an amazing space for the community to congregate. That is the most impactful way to gain local support. It also creates a destination space that reaches both those in tourism and in an elevated presentation when marketing online.

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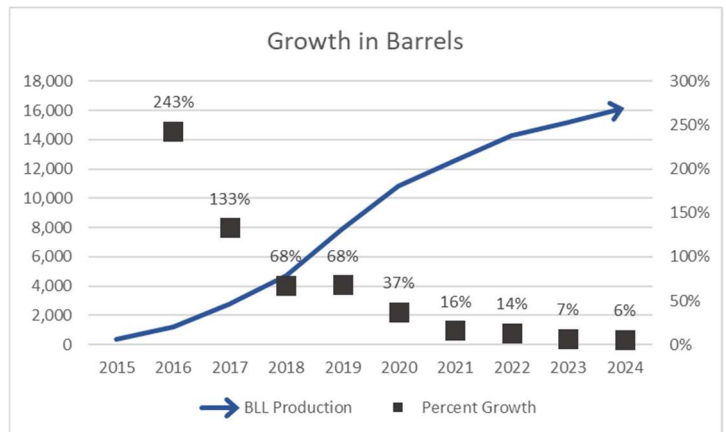
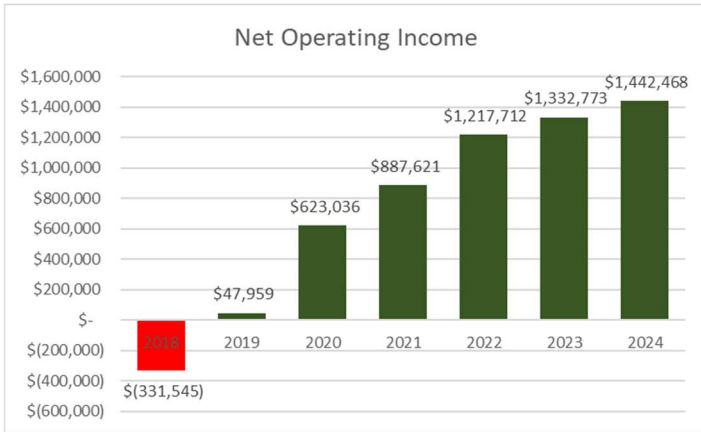
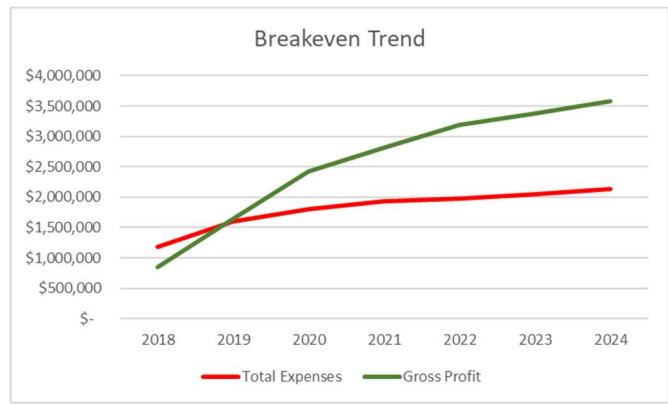
**Has a request for funding, for this Project been submitted to MCDC in the past?**

- Yes                       No

**Date(s):**

**III. Financial**

- Each year that TUPPS Brewery has been in business the growth has been explosive. As shown in the Growth in Barrels chart below, TUPPS Brewery has grown from 350 barrels in year one to an annual production of 7,800 barrels in 2019. The brewery is on pace to produce over 10,000 barrels in 2020. TUPPS Brewery is now the 15<sup>th</sup> largest craft brewery in the state and projections show growth to continue to over 15,000 barrels (205,155 cases annually) by 2024. This does not account for new product lines or expansion into the Houston and South Texas markets. One of the primary product line extensions will launch in late summer and growth will be moderated by production capacity.
- In the charts below, key financial metrics are graphed to show projected growth under current conditions. Assuming reasonable continued growth through further penetration in chain grocery and capitalizing on recent capacity increases the business will continue to perform well with net operating income of over \$600,000 in 2020.



- Shown below is an annual summary of the last two years of financial performance as well as a five-year forecast. The first summarized numbers show current and future growth in the existing location with some limited increases in capacity. The second set of financials show a proforma of the impact to the financials once the project is completed and TUPPS Brewery takes occupancy of the new space.

Summarized Financials	2018	2019	2020	2021	2022	2023	2024
Revenue	\$ 1,839,182	\$ 3,048,394	\$ 4,278,998	\$ 4,967,749	\$ 5,581,233	\$ 5,921,561	\$ 6,257,257
Cost of Goods Sold	\$ 992,959	\$ 1,406,150	\$ 1,849,742	\$ 2,153,585	\$ 2,395,398	\$ 2,539,116	\$ 2,680,925
Gross Profit (Held at 55% - Conservative case)	\$ 846,223	\$ 1,642,244	\$ 2,353,449	\$ 2,732,262	\$ 3,069,678	\$ 3,256,859	\$ 3,441,491
Gross Profit Percentage	46%	54%	55%	55%	55%	55%	55%
Total Expenses	\$ 1,177,768	\$ 1,593,939	\$ 1,807,144	\$ 1,927,742	\$ 1,969,563	\$ 2,051,256	\$ 2,135,606
Net Operating Income	\$ (331,545)	\$ 48,305	\$ 546,304	\$ 804,520	\$ 1,100,115	\$ 1,205,603	\$ 1,305,885

New Taproom Proforma	2020	2021	2022	2023	2024
Total Revenue	\$ 4,278,998	\$ 4,967,749	\$ 7,016,686	\$ 7,454,186	\$ 7,845,419
COGS	\$ 1,925,549	\$ 2,235,487	\$ 2,896,230	\$ 3,073,854	\$ 3,240,336
Gross Profit (Based on GP% Assumption)	\$ 2,353,449	\$ 2,732,262	\$ 4,120,456	\$ 4,380,333	\$ 4,605,082
Expenses	\$ 1,807,144	\$ 1,927,742	\$ 2,581,345	\$ 2,860,567	\$ 3,003,963
Net Operating Income (Based on GP% Assumption)	\$ 546,304	\$ 804,520	\$ 1,539,111	\$ 1,519,765	\$ 1,601,120

- Organization profit & loss statement for current and previous year and organization financial statements for the preceding two years have been submitted to the City Managers office and are available for MCDC Board review.

**What is the total estimated cost for this Project?**

**\$11,333,262**

**Please attach a detailed Project budget specific to the request for funds.**

**What percentage of Project funding will be provided by the Applicant? 0%**

**Are Matching Funds available?**  Yes  No

Cash \$	Source	% of Total
In-Kind \$	Source	% of Total

***Please provide details regarding other potential sources for funding. Include name of organization(s) solicited; date of solicitation; amount of solicitation and date that notice of any grant/award/loan is expected.***

**IV. Marketing and Outreach**

- TUPPS will begin to promote the new campus upon City approval. A press announcement will be distributed to all major media outlets in the State and well as national press that focuses on the craft beer industry. We will use our current location to show visuals of the new site and give details on the scope. A press briefing will be held at the brewery to showcase the project and build awareness with the press, State and local politicians and industry influencers.
- TUPPS will also create an area in the brewery taproom to tell the historic history of the Mill District to include The Flower Mill, The Cotton Mill, The Icehouse and of course The McKinney Grain site. We will work closely with Guy Giersch and his associates to accurately tell the story.

**V. Metrics to Evaluate Success**

*Outline the metrics that will be used to evaluate success of the proposed Project. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event.*

- Cost overruns are, of course, an important concern on a project of this scale. Detailed costing of the project will be completed upon receipt of full architectural drawings and completion of the competitive bidding process. All final drawings and detailed costing will align with the predetermined budget. Any overruns will be absorbed by the project though a reduction of scope. There are a number of smaller projects grouped as one large project that can be pulled out of the primary project or pushed to phase two. The goal is to open with a world class cultural facility, however, if costs exceed budgets the scope can be adjusted. They key is to manage costs to the budget to completely eliminate overruns.
- Vigorous and ongoing review meetings with city officials will ensure that the project is on track and the city is current on the status of the project. City managers will be notified immediately of any changes in scope, timing or cost.
- Budget timeline is another key factor to success as TUPPS Brewery will be vacating the current facility by February of 2022. The timeline is fixed and not flexible. The project must be completed on time and in full to the scope desired at the time of final occupancy, Jan 2022.
- Quality is also a key metric. When the property is fully commissioned it must function as a state-of-the-art facility offering a rustic yet completely comfortable environment to all patrons. A commissioning team will be employed to make sure that each building and each fixture is online and functioning properly.

## Acknowledgements

***If funding is approved by the MCDC board of directors, Applicant will assure:***

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed project will be located. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized in all marketing, advertising, outreach and public relations as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Organization's officials who have signed the application are authorized by the organization to submit the application.
- Applicant will comply with the MCDC Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board.
- Property owner will be responsible for maintaining the improvements made with funding from a Project Grant for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- A final report detailing the successful completion of the Project, as measured against identified metrics, will be provided to MCDC no later than 30 days following the completion of the Project.
- Grant funding is provided on a **reimbursement** basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses. Up to 20% of the grant awarded may be withheld **until the final report on completion of the Project is provided to MCDC.**
- A performance agreement will be required and will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

**Chief Executive Officer**

*Keith Lewis*

\_\_\_\_\_  
Signature

Printed Name

Keith Lewis

Date

3/31/2020

**Representative Completing Application**

*Chase Lewis*

\_\_\_\_\_  
Signature

Printed Name

Chase Lewis

Date

3/31/2020

***INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.***

## **CHECKLIST:**

### **Completed Application:**

- Use the form/format provided
- Organization Description
- Outline of Project: description, budget, goals and objectives
- Indicate the MCDC goal(s) that will be supported by this Project
- Project timeline and location
- Plans for advertising, marketing and outreach
- Evaluation metrics
- List of board of directors and staff
- Financials provided: organization's budget and P&L for current and previous fiscal year; Project budget; audited financial statements
- Feasibility Study or Market Analysis if completed (Executive Summary)
- IRS Determination Letter (if applicable)

***A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT***

***FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.***

***PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.***



## **McKinney COMMUNITY DEVELOPMENT CORPORATION**

### **Final Report**

**Organization:**

**Funding Amount:**

**Project:**

**Start Date:**

**Completion Date:**

**Location of Project:**

**Please include the following in your report:**

- Narrative report on the Project
- Identify goals and objectives achieved
- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Samples of printed marketing and outreach materials
- Photographs, slides, videotapes, etc. – pre and post-improvements
- Performance against metrics outlined in application

**Please submit Final Report no later than 30 days following the completion of the Project/Promotional/Community Event to:**

McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

Attn: Cindy Schneible  
[cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)

### Contractor Initial Estimate

(preliminary and not based on drawings or material selection)

	<b>Pogue</b>	<b>Conduit</b>	<b>ARCO</b>	<b>Average</b>	
<b>Brewery</b>	\$ 5,169,600	\$ 5,625,000	\$ 4,567,500	\$ 5,120,700	
<b>Barrel Room</b>	\$ 682,000	\$ 1,350,000	\$ 1,218,000	\$ 1,083,333	
<b>Taproom Kitchen</b>	\$ 50,562	\$ 50,562	\$ 50,562	\$ 50,562	
<b>Taproom</b>	\$ 1,950,000	\$ 2,250,000	\$ 2,030,000	\$ 2,076,667	
<b>Landscaping</b>	\$ 3,760,000	\$ 2,000,000	\$ 2,080,000	\$ 2,613,333	
<b>Office</b>	\$ 360,000	\$ 400,000	\$ 406,000	\$ 388,667	
<b>TOTAL</b>	\$ 11,972,162	\$ 11,675,562	\$ 10,352,062	\$ <b>11,333,262</b>	<== Proposed to MCDC

<b>Equipment - Brew</b>	\$ 2,879,000	
<b>Equipment - Kitchen</b>	\$ 139,800	
<b>TOTAL</b>	\$ <b>3,018,800</b>	<== Proposed to EDC

**TOTAL PROJECT \$ 14,352,062**



