

**McKinney Community Development Corporation
TUPPS Project Subcommittee
April 12, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on April 12, 2022.

MCDC board members in person or via Zoom: Chair Angela Richardson-Woods and Board Members Rick Glew and Deborah Bradford.

Subcommittee member absent: Secretary David Kelly.

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 from TUPPS.

Keith Lewis reported that the scope of the project remains unchanged. Regarding timeline, a delay in the pre-engineered metal brewery building prevents the brewery from opening prior to the rest of the site as originally planned, but the full site is scheduled to open on November 2, 2022. SpawGlass has bought out contracts for 85-90% of their sub-contractors. There is a current budget overage of about \$500,000 without tapping into any of the contingency funds. Areas of overage include added fencing along the east side to serve as a sound barrier, potential requirement for 3" versus 2" water lines, forklift rated drains in the tap room and brewery, and the walk-in cooler for brewery. Additionally, there are areas they believe will show lower actual expenditures including electrical and lighting options. They are continuing to evaluate whether the 3" versus 2" water line is required, and resolution on this issue is expected soon. Mr. Lewis reminded everyone that they will have a structural engineer design the base for the featured art piece, as well as for shade structures and bases for other art pieces throughout the site. Mr. Lewis verified that demolition of the building on the northeast corner has not been scheduled at this point. Regarding the "Bring Your Own Business" (BYOB) program, they are still planning for six silos within the site, plus a seventh near the entrance for the coffee shop. They will be pursuing businesses more aggressively once they have a silo assembled onsite. The goal is for all six to open along with the brewery prior to the grand opening. Regarding the health and growth of their business, TUPPS received high levels of interest at the Ben E. Keith and

Silver Eagle distributor shows last week, and they are talking with AT&T Byron Nelson about the potential to be the official craft brewery for the tournament in the future.

The next TUPPS subcommittee meeting will be on May 17 at the TUPPS construction site.

Meeting was adjourned at approximately 9:30 a.m.

These minutes were approved by the MCDC Board on _____.

ANGELA RICHARDSON-WOODS, CHAIR

DAVID KELLY, SECRETARY