



May 16, 2022

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Project Grants**
 - Public hearings were conducted on four project grants, totaling \$1.8 million in requests at the April 28th meeting. Summary of the applications is attached.
- **Promotional and Community Event Grants**
 - The next application period for Promotional and Community Events will be open May 1-31, 2022.
 - Upcoming events, supported by MCDC Promotional Grants include:
 - 5/12 Empty Bowls benefiting Community Lifeline
 - 5/21 Ovation – Industry Showcase
 - June Collin County History Museum – Seniors in McKinney History
 - 6/2 DFW Series – Summer cycling series (Thursdays-Erwin Park)
 - 6/6 Bar Wars at Chestnut Square – Margarita competition
 - 6/11-12 MillHouse McKinney – Wine & Walls Muralfest
 - 6/18 SBG – Craft Beer Walk in Historic Downtown
 - 6/18 McKinney Juneteenth Celebration – Towne Lake
- **Retail Development Infrastructure Grants**
 - The second cycle for 2022 will open July 1. Applications will be accepted through July 31. Eligible expenses include horizontal infrastructure exterior to a building – site work, drainage, sewer, water, utilities and in addition, fire suppression equipment. Façade improvements are not permitted. The maximum award is \$25,000 – and requires an equal match from the applicant.
- **TUPPS Brewery Expansion**
 - Buyout of subcontractors/vendors is close to complete.
 - Target date for full completion of project is November 2, 2022.
 - April 22nd construction update, provided by Spinelli Construction Services, is attached.
- **Strategic Priorities**
 - Board members approved six strategic priorities for FY23-24 at the April 28th meeting. The priorities are (not in priority order):
 - Low Income Housing

- Multi-Use/Mixed Use/Destination Entertainment Projects
 - Historic Cultural District Support/East Side Development
 - Park and Open Space Development/Preservation of Open Space and Natural Areas
 - Community Gathering Facility to support cultural/community events
 - Collaborative projects involving Community Partners (Nonprofits, MEDC, City of McKinney, etc.)
- Discussion regarding potential policy changes for MCDC grant programs will take place during the May 26th board meeting.

2022 MCDC Project Grants Cycle II Applications			
Discretionary Project Grant Requests			
			Requested
22-08	Hugs Greenhouse	Upgrades to second greenhouse structure to include benches and irrigation to accommodate increasing wholesale business, expand propagation inventory and improve driveway and grounds surrounding the greenhouse.	\$14,158.93
22-10	Habitat for Humanity	sites through the Homeownership Program and \$300,000 for 11 home repairs through the Home Repair Program.	\$700,000.00
Economic Development Grant Requests			
20-08 Amended Request	District 121, LLC	Additional funding for The Commons at District 121. Original grant approved for \$2,040,250, which would bring total MCDC investment to \$2,897,893.	\$857,643.00
22-09	Archstreet McKinney District 121 Hotel	Infrastructure costs related to construction of 102 room select service hotel located within District 121. Construction to begin September 2022 and hotel to	\$250,000.00
TOTAL			\$1,821,801.93

TUPPS Brewery Expansion Project – April 2022 Construction Update

SpawGlass [SG] mobilized on site February 28. They continue buyout of subcontractors/vendors for the project.

100% Construction documents have been completed and submitted to the City for permit. Comments have been issued by the city and the team is responding. Below is a high-level recap of work progress and photos.

The Current Schedule indicates that the project (in full) will be substantially complete November 2, 2022.

April 1 – April 9

Continue working on the Brewery building pad. Wood flooring is being moved into Barrel Aging building to clear area for upcoming demolition. Rain on 4/5 slowed progress on dirt work. Survey to place building and fire lane stakes.



April 11 – April 16

Select fill delivery starts. Demo starts at Tap Room and Barrel Aging.



April 18 – April 23

Continue with Brewery Building pad prep. Moving dirt on site from East Louisiana Parking Lot site, bringing site up to elevation. Cutting in fire lanes. Installed wind screen.





April 25 – April 30

Clean up of center building to be demolished. Delivery of rebar for pier cages.

