



April 12, 2023

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Project Grants**

- Applications for FY 23, Cycle II were accepted March 1-31. Public hearings on the applications received will be held at the April 27 meeting. Board action will be scheduled for the May 25 meeting. A summary of the applications received is provided below:

2023 MCDC Project Grants Cycle 2 Applications			
			Requested
23-05	Archstreet McKinney	Hotel Denizen - select service hotel in District 121	\$ 400,000
23-06	Heard Museum	Facility construction - animal food cottage	\$ 50,000
23-07	Kellogg Solutions	Funding for operations. Potential conversion of current senior day care and assisted living facility to temporary or permanent low-income rental housing.	\$ 250,000 <i>Not eligible for consideration</i>
23-08	McKinney Housing Authority	Demo of Cockrell Homes and Lloyd Owens low-income communities (65-year-old community with 50 units) and construction of The Remnant at Greenwood (96 units with duplexes, townhomes and multi-story apartments).	\$ 1,800,000
23-09	McKinney Virginia Parkway	Construction of Palladium McKinney, 172 units of low-income housing including 2 4-story buildings with 56 1-bedroom units, 84 2-bedroom units and 32- 3-bedroom units to be located at the northeast corner of Virginia and Carlisle.	\$ 1,500,000
TOTAL			\$ 3,750,000

- **Retail Development Infrastructure Grants**

- Retail Development Infrastructure Grant applications for FY 23, Cycle I were accepted January 1-31. Public hearings on the five applications received were held at the February 23 meeting. Below is a summary of applications received and grant amounts awarded by the board at the March meeting:

2023 Retail Development Infrastructure Grants -- Cycle I Applications

			Requested	Awarded (March 23)
RI23-01	Lelo's Coffee Co.	Café, Specialty Coffee Roaster opening at the new TUPPS site. Request is for electrical and plumbing exterior infrastructure including new transformers, panels, outlets, electrical, drains and grease trap. Related project expenses estimated at up to \$71,500.	\$50,000.00	up to \$50,000
RI23-02	Waterboy RE LLC (Harvest 2.0)	Infrastructure improvements to new Harvest restaurant location (215 N. Kentucky) including fire protection equipment and furrdowns. Related expenses total \$73,351.	\$50,000.00	up to \$50,000
RI23-03	Haddington Fund	Exterior site improvements for creation of a catering business and outdoor restaurant (Garden Café) at the Flour Mill. Improvements include fencing, ADA compliant ramp, wall and footer for planters, decomposed granite and walkway to parking lot. Related expenses total \$87,752.	\$50,000.00	Tabled to April 27 meeting (need more info from applicant)
RI23-04	Neathery Estate Bed and Breakfast	Security fencing, electrical enhancements and back porch site improvements including foundation prep and water/sewer rough-in. Related project expenses total \$28,325.	\$21,243.75	up to \$21,243.75
RI23-05	T & I Bakery	Update the electric box feeding into this building with a new 200AMP system times 2. This will allow for a total of 400AMP to feed the building making it safe for today's appliances and electric needs to run a business. Related project expenses are estimated at up to \$8,000.	\$6,000.00	up to \$6,000

\$177,243.75 \$127,243.75

- **Promotional and Community Event Grants**

- Applications for the second cycle of promotional and community event grants will be accepted May 1-31. Presentations will be made to the board at the June 22 meeting. Board action will be scheduled for the July 27 meeting.

- **Upcoming Meetings**

- Joint meeting with Parks Advisory Board and MCDC – April 13, 2023
- Joint meeting with Council, MEDC, MCDC – April 25, 2023

- **TUPPS Brewery Project**

- Report from Spinelli Construction Services, MCDC Owner's Rep, is attached.

- **Upcoming Events supported by MCDC Promotional Grants**

- Weekly Farmers Market at Chestnut Square (Jan-Dec)
- Arts in Bloom (4/14-16)
- Art Meets Floral (4/15)
- Chestnut Square Farm Fresh Dinner (4/20)
- McKinney Community Concerts: Side Street Strutters (4/28)
- ManeGait Live at the Gait (4/29)
- Empty Bowls (5/4)
- Kiwanis Triathlon (5/7)
- McKinney Philharmonic Orchestra: Side by Side with Youth (5/6)
- McKinney Repertory Theatre: Rumors (5/5-5/6; 5/12-13)
- AT&T Byron Nelson (5/11-14)

TUPPS Brewery Expansion Project – March 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

Anticipated Dates: as of January 31 as of March 31, 2023

Brewery (TCO) March 15 April 26

Barrel Aging June 21 July 25

Tap Room June 1 July 25

Final Completion: July 23, 2023 August 22

As we have been reporting schedule slip is due to a multitude of issues: some materials availability, conflicts between TUPPS purchased equipment information provided and what actually arrived on site (a couple of examples are breaker and power requirements of equipment, owner purchased boiler was not purchased with all required accessories) continued changes (adding scope & changing design), permanent power from ONCOR as well as gas from ATMOS and budget issues.

Below is a high-level recap of work progress and photos.

Mar 1 – Mar 4

Cleaning site, Brewery: break forms and sawcut loading dock, Mezzanine overhead and electrical, frame first floor restrooms, tape and bed electrical room and boiler room walls, water heater and refrigeration piping, condensate pipe; Barrel Aging: chip concrete at stage, grade and form sidewalks



Mar 6 – Mar 11

Brewery: install conduit and wiring and lights at mezzanine, continue refrigerant lines, plumbing rough-in at first floor restrooms, continue tape, bed and sand drywall, continue steam piping, clean Brewery floors; Barrel Aging: Form and rebar for stage, Site: storm tie in at Andrews St, grade and form dumpster pads, pour piers for dumpster pad bollards and gate posts,



Mar 13 – Mar 18

Brewery: continue pipe and wiring, continue plumbing rough-in at first floor restrooms, install evaporators in walk-in cooler, install fire sprinkler pipe; Site: Pour dumpster pads and start block, grade north side of Tap Room and stack block wall, grade BYOB silo pads,



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Mar 20 – Mar 25

Brewery: install doors, install lighting at mezzanine and first floor restrooms, continue plumbing at first floor restrooms; Site: CMU block at dumpster enclosures, rebar at BYOB Silo pads



Mar 27 – Mar 31

Site: Pour BYOB Silo pads, started irrigation, relocate conex's for site work, general cleanup and fine grade around Brewery Building ; Brewery: Hang sheet rock at janitor closet and mezzanine office, install fire alarm wire; Barrel Aging: Pour stage; Brewery: Repair leaks and install additional Fire Sprinkler drops, HVAC piping and duct, install boiler flue through roof,



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