

**McKinney Community Development Corporation  
TUPPS Project Subcommittee  
September 12, 2024**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at 8:30 a.m. on September 12, 2024, at the McKinney Community Development Corporation office, 7300 SH 121, Suite 200, McKinney, Texas.

**MCDC Board Members Present:** Vice Chair David Kelly (via Teams), Secretary David Riche, and Treasurer Deborah Bradford.

**Absent:** Chair Angela Richardson-Woods.

**Staff Present:** MCDC President Cindy Schneible, City of McKinney Director of Strategic Services Trevor Minyard, and MCDC Grant Program and Marketing Manager Linda Jones.

**Others Present:** Keith Lewis with TUPPS Brewery, Chase Lewis with TUPPS Brewery, and MCDC Owner's Rep Brenda Spinelli.

The following items were reviewed and discussed:

- TCO was extended to October 31, 2024, but expect full CO prior to that date.
- Fire, high storage and fence permits are finalized. Planning and engineering have recently visited the site, and there is no indication that there will be any major issues at the final inspection/walk-throughs.
- Still to complete are dead tree replacement and final install of uplighting.
- Ms. Spinelli will follow up with City departments regarding all paperwork and will provide the construction punch list spreadsheet.
- Trevor will finalize sales share calculation processes. Loan payments will be made in arrears as the month is closed rather than on a specific day each month.
- Regarding the BYOB's, cost is about \$15,000 per silo to prepare for tenants. There was discussion on potential funding options. TUPPS will charge \$750 per month for rent but will not profit from tenant sales.
- Regarding the brewery business, summer months are always slower with events, and they are not yet profiting from lunches. Overall, food revenue is doing well with about 50% of revenue from food. They are initiating some

programs like the Mug Club and will move forward with plans to add cocktails once CO is finalized. Amendment to the lease will be required.

- Upcoming potential events include New Year's Eve, Go Red (American Heart Association), Black History Month, a marathon, and a cycling event.

President Schneible shared that the East McKinney Learning Garden, a TUPPS neighbor, received a \$100,000 grant from Sprouts Foundation which will cover operating expenses for three years.

These minutes were approved by the MCDC Board on

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ANGELA RICHARDSON-WOODS  
Chair  
DAVID KELLY  
Vice Chair

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DAVID RICHE  
Secretary