



August 10, 2023

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Strategic Priorities**

- The MCDC board met for a strategic priority discussion at a special meeting that was held July 17. Five priorities were identified – and then ratified at the regular board meeting held July 27th. The priorities for FY 23-24 are (not in priority order):
 - Low-income housing
 - Multi-use/mixed-use/destination entertainment projects
 - Historic Cultural District and East Side development
 - Parks and Open Space development; and preservation of open space and natural areas
 - Community gathering facility/space
- Additionally, Board members affirmed a continuing commitment to working in collaboration with community partners including the city, MEDC, businesses and nonprofit organizations.

- **Update on MCDC funding for strategic priorities – FY 22 and FY 23**

- Attached is a recap of project grants awarded to support identified strategic priorities.

- **TUPPS Brewery Project**

- Report from Spinelli Construction Services, MCDC Owner's Rep, is attached. Tentative date for a TCO on the Brewery Building is August 18. However, the State inspection of the elevator that was installed in the Brewery Building, cannot be conducted until August 25 or August 26 – which may delay the TCO.

- **Project Grants**

- Applications for FY 23, Cycle II were accepted June 1-30. Public hearings on the applications received were held at the July 27th meeting. Board action on the funding requests will be scheduled for the August 24th meeting. A summary of the applications received is provided below:

**2023 MCDC Project Grants
Cycle 3 Applications**

			Requested
23-10	McKinney Parks Foundation	To purchase a Polaris Texas Edition Ranger Utility Terrain Vehicle which will allow MPF to be better mobilized to maintain the current trail at Gray Branch.	\$ 25,000
23-11	Heritage Guild of Collin County - Chestnut Square	Replace chimney on Faires House. Replace porches, stairs and ramps on 6 buildings with weather and insect resistant materials including Dulaney House back porch, Faires House front and side porches, Chapel front and side porches and ramp, Dixie's Store front and back porches, Dulaney Cottage front porch and ramp, and Johnson House front and side porches.	\$ 50,000
23-12	City of McKinney Housing & Community Development	Property Maintenance Program specifically to assist units in three mobile home parks with repairs including but not limited to broken windows, broken/missing entry steps, carports cracked and sagging, deck boards missing and/or damaged, exposed electrical, wood trims missing and/or damaged around the perimeter of the home, dry rot on patio overhangs and rails, damaged wooden wheelchair ramps, water leaks, and large holes and cracks along the siding of the homes.	\$ 200,000
23-13	The Cotton Mill	New signage at The Cotton Mill to include colored lettering to the smokestack of the building to bring notoriety to not only The Cotton Mill, but to the City of McKinney as well. With the future developments we have planned we hope this sign will be a beacon to the patrons that travel to The Cotton Mill and The Cities Gateway.	\$ 135,580
23-14	McKinney Main Street	Purchase of new non-electric, 14-passenger, climate-controlled Downtown Trolley for the DASH program to allow for increased accessibility and provide safe and reliable visitor transport throughout Downtown and businesses East of Highway 5.	\$ 178,134
23-15	Habitat for Humanity of Collin County	HFHCC is requesting \$400,000 for the Home Repair Program which will pay for various levels of home repair on 13 homes.	\$ 400,000
23-16	Boys & Girls Club of Collin County - McKinney Club	Improve and sustain the quality of physical fitness experiences offered to youth at the McKinney Club by adding traditional games and electronic games (Exergame) that encourage physical health and development.	\$ 71,477
TOTAL			\$ 1,060,191

- **Promotional and Community Event Grants**

- Applications for the second cycle of promotional and community event grants were accepted May 1-31. Presentations were made to the board at the June 22nd meeting. Board members approved the following amounts for the grant funding requested:

MCDC Promotional & Community Event Grants - 2023 Cycle II				
	Applicant	Event(s)	Requested	Awarded
23-14	Heritage Guild	Farmers Market, Legends of McKinney Hauntings, Murder Mystery, Bar Wars, Tour of Homes	13,750.00	\$11,500.00
23-15	McKinney Lacrosse Club	2023 Turlaxin' Tournament	3,100.00	\$3,100.00
23-16	McKinney Repertory Theatre	2023-2024 Season - 5 different productions and more than 20 total performances	14,990.98	\$10,500.00
23-17	Art Club of McKinney	Season performances to include one student show, one member show and an Art Meets Poetry show	4,200.00	\$2,100.00
23-18	McKinney Rotary Club	2023 Parade of Lights	7,500.00	\$7,500.00
23-19	McKinney Philharmonic Orchestra	2023-24 Performances	15,000.00	\$10,500.00
23-20	McKinney Chamber Foundation	2023 Dia de los Muertos	9,000.00	\$9,000.00
23-21	McKinney Main Street	2023 Oktoberfest and 2023 Home for the Holidays	13,500.00	\$13,500.00
23-22	Texas Cellos	2023-24 Performances	15,000.00	\$4,500.00
23-23	Collin County Master Gardeners	2024 Garden Show	10,040.00	\$9,000.00
23-24	SBG Hospitality	2023 McKinney Wine & Music Festival	10,000.00	\$10,000.00
			\$116,081	\$91,200.00

- **Retail Development Infrastructure Grants**

- Applications for the next cycle of Retail Development Infrastructure Grant applications were accepted July 1-31. One application was received – submitted by Cocktail Creamery in the amount of \$5,812.50 for installation of a grease trap at 205 E. Virginia Street. A public hearing on the application will be scheduled for the August board meeting; action on the requests will be scheduled for September.

- **Upcoming Events supported by MCDC Promotional Grants**
 - Weekly Farmers Market at Chestnut Square (Jan-Dec)
 - SBG McKinney Sips of Summer (8/19)
 - McKinney Philharmonic Orchestra – Summer Evening Concert (9/2)
 - Bar Wars at Chestnut Square (9/18)
 - Oktoberfest (9/22-9/24)
 - McKinney Philharmonic Orchestra – Requiem (9/30)

TUPPS Brewery Expansion Project – July 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:	April 5, 2022	January 31, 2023	July 31, 2023
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	August 18, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	Sept 12, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	Sept 12, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	October 27, 2023

Progress continues on the project, completion dates shown above have held throughout the month of July. As has been discussed and communicated reasons for delayed completion include material delays early in construction, unknown conditions on existing structures, many items necessitating design redraws and contractor / subcontractor pricing regarding change in scope, deleting scope or adding scope and lack of final decisions, misunderstanding/confusion over what is in scope and out of scope for the contractor. Efforts continue to secure a Temporary certificate of Occupancy for the Brewery Building, while work on the remainder of the project is completed to allow brewery equipment testing/operations to begin earlier than the date of final completion. Below is a high-level recap of work progress and photos.

July 1 – July 8

Site: grading and moving big blocks, demo of curb at sidewalk, weed eating and cleanup; Brewery: Relocating radiant heaters; Tap Room: insulation of copper pipe, install doors, zip board, steel for high roof, pipe for A/C, fire sprinkler





July 10 – July 15

Brewery: ductwork, testing backflow devices, testing fire alarm devices, elevator shaft, punch list work; Tap Room: pulling wire, roof deck, insulating pipe, misc steel ; Site: dumpster gates



July 17 – July 22

Brewery: tie in radiant heaters, continue fire alarm device install, vents for radiant heaters, punch list work ; Tap Room: insulating mechanical ducts, run gas pipe, frame exterior walls



July 24 – July 31

Brewery: punch list work continues, testing of fire alarm, caulking and infill, painting stairs ; Tap Room: continue ductwork, steel, excavation for underground electric,



RECAP OF MCDC FUNDING AWARDS

FY 22/23

SUPPORTING STRATEGIC PRIORITIES

MCDC Funding/Grants Awarded - FY 22, FY 23

Low income housing \$2,660,000

- MHA - The Remnant - \$1.8 million
- CCHFH - Housing construction and repair - \$700,000
- City of McKinney - home repair - \$160,000

Multi-Use/Mixed Use/Entertainment \$4,030,475

- Heard Craig - garden improvements - \$135,300
- Heritage Guild - Bevel House upgrades - \$73,765
- Heard Wildlife - food storage & prep facility - \$50,000
- TUPPS Brewery - additional funding - \$750,000 (loan)
- Heard Wildlife - update and expand Ropes Course - \$30,000
- CC History Museum - "Created in Collin" exhibit - \$35,375
- Adriaica - improvements to entertainment space - \$98,392
- District 121 - additional funding - \$857,643
- TUPPS Brewery - additional funding - \$2 million



MCDC Funding/Grants Awarded – FY 22, FY 23

Historic Cultural District/East Side

\$824,236

- Flour Mill – Neon Sign - \$95,038
- Flour Mill – infrastructure for outdoor space - \$50,000
- Lelo's Coffee – infrastructure - \$50,000
- Harvest 2.0 – infrastructure - \$50,000
- Neathery Estate – infrastructure - \$21,244
- T&I Bakery – infrastructure - \$6,000
- MPAC – operations & maintenance - \$500,000
- McKinney Main Street – lighting & speaker upgrades - \$38,200
- McKinney Cotton Mill – infrastructure - \$13,754

Community Gathering Space/Facility

\$7,147,746

- City Hall Plaza - \$7 million
- Boys & Girls Club of Collin County – improvements to McKinney Club - \$147,746



MCDC Funding/Grants Awarded – FY 22, FY 23

Parks & Open Space/Natural Areas Preservation \$11,015,000

- Neighborhood parks renovation - \$5,250,000
- McKinney Greens Park & Trail - \$3,500,000
- Towne Lake improvements - \$300,000
- Playground equipment replacement - \$850,000
- Vehicles & equipment for parks maintenance - \$600,000
- McKinney Parks Foundation – equipment - \$15,000
- Hike and Bike Trail Improvements - \$500,000

Collaborative Projects \$954,546

- McKinney Roots – Chicken Coop - \$22,000
- Roadway infrastructure for economic development - \$518,387
- Hugs Greenhouse – upgrades/irrigation/bench tops - \$14,159
- City of McKinney Engineering – infrastructure for HEB - \$400,000

