



May 16, 2023

TO: 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 were 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

- **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.
 -
- **Retail Development Infrastructure Grants**
 - Applications for the next cycle of Retail Development Infrastructure Grant applications will be accepted July 1-31. Public hearings on the applications received will be scheduled for the August board meeting; action on the requests will be scheduled for September.
- **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)
 - MuralFest at MillHouse (6/3-4)
 - SBG Craft Beer Walk (6/17)
 - SBG Margarita Stroll (7/8)
 - DCI-TUPPS Drumline Battle (7/24)
 - DCI-Competition at MISD Stadium (7/25)
 - McKinney Repertory Theater: Murder on the Orient Express (7/28-29; 8/4-5; 8/11-12)
 - SBG McKinney Sips of Summer (8/19)

TUPPS Brewery Expansion Project – April 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 April 25, 2023

Brewery (TCO) March 15 May 22

Barrel Aging June 21 August 7

Tap Room June 1 August 7

Final Completion: July 23, 2023 September 5

As we have been reporting schedule continues to slip due to a multitude of issues we have previously been reporting – materials, manpower, changes in scope, etc

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

April 3 – April 8

Cleaning site, Brewery: Install pipe, pull wire, insulate refrigeration lines, plumbing, tape, bed and paint, install balcony handrails, install vent stacks through roof; Site: start irrigation around Brewery bldg., fine grade east side of Brewery bldg., connect gas line to meter



April 10 – April 15

Site: Prep for Landscaping, move construction fence to north side of fire lane, continue block wall; Brewery: Install lights in restrooms; continue RR plumbing fixtures;



April 17 – April 22

Site: Rebar at Coffee Shop Silo and sidewalks, irrigation, trees and shrubs, BYOB Silos erected, Decomposed Granite at north side of Brewery; Brewery : Paint door frames, Install flues and fire dampers, continue install of plumbing fixtures, electrical in elevator shaft, lights and receptacles in RR; Tap Room: Install door frames,



April 24 – April 29

Site: clean up, planting and sod install, fire pit; Brewery: Drains for Walk-In Cooler, Electrical in Fire riser Room, wire for alarm system; Barrel Aging: Frame Fire Riser room walls, start install of metal to exterior walls

