



June 14, 2023

TO: Paul Grimes, City Manager

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 members acted on the funding requests at the May 25 meeting. A summary of the applications received and awards made is provided below:

2023 MCDC Project Grants Cycle 2 Applications				
			Request	Award
23-05	Archstreet McKinney	Hotel Denizen - select service hotel in District 121	\$400,000	\$0
23-06	Heard Museum	Facility construction - animal food cottage	\$50,000	\$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>	Not Eligible
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	\$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	\$1,500,000
TOTAL			\$3,750,000	\$3,350,000

See note below.

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Note: MCDC approved both affordable housing requests, but with the caveat that if another entity funded one (for example, Public Facilities Corporation) MCDC would fund the other.

- **Promotional and Community Event Grants**

- Applications for the second cycle of promotional and community event grants were 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. A summary of grant applications received is provided below:

MCDC Promotional & Community Event Grants -- 2023 Cycle II			
	Applicant	Event(s)	Request
23-14	Heritage Guild of Collin County	Farmers Market, Legends of McC Hauntings, Murder Mystery, Bar Wars, Tour of Homes	13,750
23-15	McKinney Lacrosse Club	2023 Turlaxin'	3,100
23-16	McKinney Repertory Theatre	2023-2024 Season -- 5 different productions and more than 20 total performances	14,991
23-17	Art Club of McKinney	Season performances to include one student show, one member show and an Art Meets Poetry show	4,200
23-18	McKinney Rotary Club	2023 Parade of Lights	7,500
23-19	McKinney Philharmonic Orchestra	2023-24 Performances	15,000
23-20	McKinney Chamber Foundation	2023 Día de los Muertos	9,000
23-21	McKinney Main Street	2023 Oktoberfest and 2023 Home for the Holidays	13,500
23-22	Texas Cellos	2023-24 Performances	15,000
23-23	Collin County Master Gardeners	2024 Garden Show	10,040
23-24	SBG Hospitality	2023 McKinney Wine & Music Festival	10,000
	TOTAL		\$116,081

- **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)
 - 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 – May 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

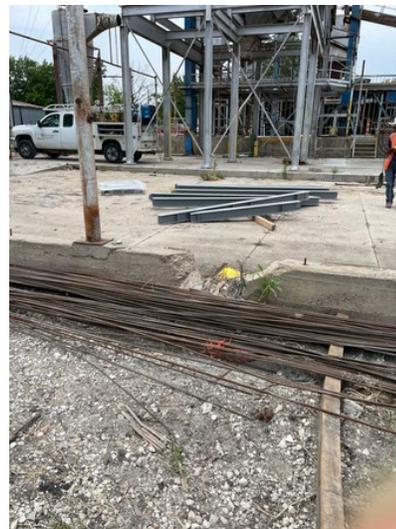
Anticipated Dates:	as of January 31	as of May 30, 2023
Brewery (TCO)	March 15	July 7
Barrel Aging	June 21	July 24
Tap Room	June 1	July 24
Final Completion:	July 23, 2023	August 21

Progress continues on the project, although with delays. Examples of items that have delayed completion include material delays early in construction, unknown conditions on existing structures, lack of final decisions final components or additions to the project – items requested by TUPPS that were designed and priced, but rejected once pricing was received; misunderstanding/confusion over what is in scope and out of scope for the contractor, SpawGlass, due to multiple changes in efforts to rework elements of the project to reduce project costs. 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. MCDC and the City have been kept informed regarding status and expected completion date of the Brewery Building and overall project. It is the opinion of Spinelli Construction Services that the dates reflected above will not be met (or will be further delayed). Below is a high-level recap of work progress and photos.

May 1 – May 6

Site: Connecting irrigation controller wiring; Brewery: General cleanup and power wash floors, Fire Riser piping and wire, Façade lighting conduit, Fire Alarm wiring, Door Hardware & Thresholds, Set condensing unit for walk-in cooler, install HVAC grills, install plugs, lights; Tap Room: Install sheet rock





May 8 – May 13

Site: Grading various areas, Brewery: Touch-up painting, Install granite at serving window, Fire Alarm install continues, Gas and Boiler PRV piping, Gas Pipe testing; Tap Room: Demo horizontal supports between columns and weld beams, Install sill beams, plumbing;



May 15 – May 20

Site: Fine grading ; Brewery: Install louvers, continue fire alarm, exterior light fixtures, labeling outlets and switches; Tap Room: Chipping concrete at columns and installing rebar, Demo and Installing steel and beams,





May 22 – May 31

Site: clean up, ; Brewery: continue lighting and clean up, piping in refrigeration units for walk-in cooler; Tap Room: kitchen addition work; plumbing rough in, continue steel and exterior panels, ;

