



September 18, 2024

City of McKinney Planning Department and Board Members
City of McKinney
McKinney, TX. 75069

Subject: TUPPS Brewery, BYOB Silos, Letter of Intent

Dear Honorable Members of the City of McKinney Planning Department and Board,

I am writing to express my interest in applying for a grant to renovate six 18' diameter grain bins located at TUPPS Brewery in the City of McKinney's TIRZ zone #1, a unique and iconic location in the heart of McKinney. These bins are a part of a "Build Your Own Business" program that will help launch six different unique small businesses.

The Business Development name and address are as follows:

TUPPS Brewery
402 E Louisiana St. Building 2
McKinney, TX. 75069

Each grain bin has a diameter of 18' feet in size (255 square feet), providing ample space for each business. The empty bin is a vacant, underutilized building on the TUPPS Brewery campus that was erected specifically to be renovated and used for retail business and is not capable of storing grain or being used for any other purpose. The bin needs heating and cooling to be habitable and therefore must have framing, insulation, electrical and an entry door. These items are critical for its use as a retail space. We believe the bins should be eligible for funding.

The estimated cost of renovation for each bin is \$20,000 so the total for all 6 bins is \$120,000. The renovations will include:

- Framing of the walls and ceiling
- Double glass door and installation of door
- Spray foam and installation
- Upgrading electrical box from 20 volts to 40 volts to support a mini split air conditioning unit
- Wiring and installation of sockets and junction boxes for lighting
- Mini split and installation of the mini split air conditioning unit
- Plans needed for framing, electrical and mini split installation

Thank you for considering our application for a grant to renovate these unique spaces. Any funds we can secure will greatly support the success of the new retail businesses and small companies. We look forward to the opportunity to bring our unique concept to life in McKinney.

Sincerely,
Keith Lewis, TUPPS Brewery Owner and President