



April 10, 2024

TO: Mike Kowski, President & CEO, MEDC
Aaron Werner, Executive Director, Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Promotional and Community Event Grants**

- The next application period for Promotional and Community Event grants is May 1-31, 2024.

- **Project Grants**

- Applications for the second cycle of MCDC Project grants were accepted March 1-29. Public hearings will be conducted on the applications received at the April 25 board meeting. Board action will be scheduled for May. A summary of grant applications received is attached:

- **TUPPS Brewery Project**

- TCO is in place until May 1, 2024.
- Work continues on punch list items and outstanding issues that include: ADA/safety remediation and repairs; screening for south side of brewery; remaining inspections/approval of kitchen equipment; replacement of damaged/dead landscape.
- Copy of the March MCDC Owner's report is attached.

- **Retail Development Infrastructure Grants**

- Grant program created to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney. Applications were accepted January 1-31, 2024.
- Maximum award for any single grant is 75% of total cost of the infrastructure improvements up to a maximum of \$50,000.
- 25% to be provided by the property owner or tenant. Funds secured from other City of McKinney sources (TIRZ, Community Grants, etc.) may not be used for the owner/tenant match.
- "Landmark Retail" is defined as retail buildings within the historic downtown area with boundaries that coincide with the "Cultural District" designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g., Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).
- Eligible Improvements: infrastructure improvements, for retail establishments or buildings housing a retail enterprise, that are exterior to a property, and necessary to promote or develop new or expanded business enterprises:
 - Sewer
 - Water
 - Electric Utilities
 - Gas Utilities
 - Drainage
 - Lighting (for security enhancements)

- Fencing (for security enhancements)
- Site Improvements
 - ❖ (Landscape only considered if replacement required due to infrastructure improvements)
 - ❖ Walkways – concrete or other materials
 - ❖ Parking
 - ❖ Fire suppression system
- A summary of grants awarded is attached:

- **Upcoming Events Supported by MCDC Promotional Grants/Sponsorship**

- Spring – Collin Co. History Museum Carroll Shelby Experience and Car Sho
- April 12-14 – Arts in Bloom, Downtown McKinney
- April 13 – MillHouse Makers Market, Cotton Mill
- April 25 – Empty Bowls, Downtown McKinney
- April 27 – ManeGait Live at TUPPS
- May 2-5 – 2024 Byron Nelson CJ Cup
- May 3-4 – McKinney Repertory Theatre - Catch Me if you Can, MPAC
- May 11 – Millhouse Makers Market, Cotton Mill
- May 11 – McKinney R&B Festival at TUPPS
- May 25 – McKinney Philharmonic Orchestra – Wonders of Our Solar System, McKinney Boyd

**2024 MCDC Project Grants
Cycle 2 Applications**

		Requested	Awarded
24-02	City of McKinney	<p>Planning and design of infrastructure on the east side of McKinney National Airport (TKI) in conjunction with grant funds from MEDC totaling \$1,781,000. Specifically, MCDC funds will be for planning and design of the capital improvements that are permitted under state statute for MCDC including taxiways, aprons and airport facilities that may include hangars and/or terminals. TKI is a growing general aviation airport that is rapidly running out of readily developable properties on the west side of the runway.</p> <p>\$ 3,607,030</p>	
24-03	City of McKinney Department of Engineering	<p>Preservation of functional life of the Chestnut Water Tank including repainting and remediation of lead paint; structural repairs; site improvements (landscaping, irrigation and paving); replace and upgrade safety systems, LED lighting improvements; and accommodations for cellular providers. The Tower is an iconic landmark that leads visitors to the Historic District.</p> <p>\$ 500,000</p>	
24-04	Tiny Pocket Community WITHDRAWN FROM THIS CYCLE	<p>Development of a tiny home pocket neighborhood with sustainable permaculture landscape which will provide a supportive environment where neighbors know and support each other. Overarching goals for the pocket community: affordable housing, sustainability, social connection and opportunity. \$1,500,000</p>	
24-05	Heard Wildlife Museum	<p>Blackland Prairie Restoration Project - preserve and protect the Heard's Blackland Prairie and Sanctuary. Specific project elements include purchase of equipment (John Deere loader, bush hog, tow behind sprayer); replace deck at Science Resource Center; and trail washout improvements (replace decomposed granite with Flex Base and add Rip Rap erosion rock).</p> <p>\$ 143,810</p>	
24-06	McKinney Parks Foundation	<p>Enhance 1/4 acre MCDC-owned property adjacent to TUPPS by constructing a learning garden with 30 raised beds (various styles), storage area, potting benches, monarch butterfly waystation, and a harvest wash area. Garden will serve as an outdoor classroom with teaching area, hosting classes for children and adults led by local teachers, chefs, farmers, gardeners and community leaders. Garden will be fully managed and maintained by volunteers. Food produced at the garden will be distributed to area agencies focused on food insecurities in the community.</p> <p>\$ 150,000</p>	

**2024 MCDC Project Grants
Cycle 2 Applications**

		Requested	Awarded
24-07	LifePath Systems	<p>Construction of 110,000 square foot facility on land (southeast corner of Bloomdale and Community Ave) leased from County Commissioners Court for \$10 per year. Level 1 of the facility will house new & expanded Access & Diversion Center with 16 beds for Extended Observation Unit; 28 beds for Crisis Respite Unit; program space for expanded intensive services; space for staff support teams; Assisted Community Treatment space; Leve of Care 3 space, Continuity of Care space; and Jail Diversion teams. Levels 2 and 3 will include community meeting space.</p> <p align="right">\$ 1,000,000</p>	
24-08	Sphinx	<p>Affordable housing - 380 Villas</p> <p align="right">\$ 1,200,000</p>	
TOTAL		\$ 6,600,840	\$0.00

2024 Retail Development Infrastructure Grants -- Cycle I Applications

			Requested	Awarded
RI24-01	Wells Group	installation of fire alarm system at Harvest at Masonic	\$24,364.20	\$24,364.20
RI24-02	Hope Hardware Bldg. 214 E. Louisiana	Installation of fire suppression system including extending water main from Louisiana. Installation of fire alarm system to prepare space for Rye Group Restaurant.	\$50,000.00	50,000.00
RI24-03	SugarRush Holdings dba CamiCakes	Location reference: NW corner of Eldorado and 75 just north of CVS going towards Trader Joes. Exterior electrical work to expand capacity. Installation of grease trap to include trap, pipes, and underground tunneling.	\$33,127.25	33,127.25
RI24-04	Haddington Fund	Construct a retaining wall, concrete walkway, stairs and re-set brick paver walkway along the property line facing East Louisiana Street and immediately outside the walk-out basement of our 501 E. Louisiana Street building.	\$16,886.25	13,500.00
RI24-05	Kelly's Art Shack 312 East Cloyd	Create outdoor space including a concrete patio to expand functional space, improve drainage with gutters and downspouts, gates and masonry fencing to enhance storm drainage and prevent internal flooding, and enhance security.	\$50,000.00	44,000.00
RI24-06	Cotton Mill	Addition of a sidewalk and walkway down to a crushed gravel parking lot to provide needed additional parking.	\$39,000.00	31,200.00
RI24-07	Venezia Sepori 1820 Eldorado	Location reference: NE Corner of Eldorado and 75, old Steak and Shake. Upgrades to open Italian restaurant to include parking lot repairs including concrete and striping, replace landscaping, addition of concrete pavers, update walkway to concrete, removal of damaged retaining wall, rebuild retaining wall.	\$50,000.00	40,000.00
RI24-08	Antique Company Mall 213 E. Virginia	Simultaneously install new sewer connection and parking lot replacement. Replace main electrical panel.	\$50,000.00	50,000.00

\$313,377.70

\$286,191.45

*TUPPS Brewery Expansion Project – March 2024 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

As of February 1, 2024 Temporary Certificate of Occupancy for the entire project has been issued.

TCO expires on May 1, 2024

Full CO is not available until outstanding items are completed by TUPPS and SpawGlass.

The month of March SpawGlass continued to focus on completing punch list items. TUPPS focused on opening the new site and moving out of their previous facility.

Priorities for the month of April: correct ADA deficiencies, finalize all required inspections, comply with city ordinance regarding storage, financial reconciliation, and closeout documents.





