



January 10, 2024

TO: MEDC Board Members and Staff  
 Visit McKinney Board Members and Staff

FROM: Cindy Schneible, President

**McKinney Community Development Corporation Update**

- **Promotional and Community Event Grants**
  - Applications for the first cycle of Promotional grants were accepted November 1-30. Applications were presented at the December board meeting. Board action will be scheduled for the January 25, 2024 board meeting. Below is a summary of requests received.

<b>MCDC Promotional &amp; Community Event Grants -- 2024 Cycle I</b>			
	<b>Applicant</b>	<b>Event(s)</b>	<b>Request</b>
24-01	Texas Women Society	McKinney Asian Festival - March 23, 2024	\$ 12,500
24-02	ArtByMetta, LLC	McKinney RNB Picnic Festival	\$ 3,000
24-03	St. Peter's Episcopal Church	2024 Empty Bowls	\$ 12,000
24-04	Community Concerts Association	2024 Season	\$ 10,000
24-05	ManeGait Therapeutic Horsemanship	2024 ManeGait LIVE	\$ 12,500
24-06	SBG Hospitality	2024 Sip & Stroll Series (Downtown McKinney)	\$ 15,000
24-07	McKinney Main Street	2024 Arts in Bloom	\$ 11,000
24-08	Heritage Guild	Chestnut Square events to include FM, Bar Wars, Murder Mystery, Farm to Table	\$ 13,222
24-09	Marching Music Made in McKinney	2024 DCI	\$ 5,600
24-10	McKinney Philharmonic Orchestra	2024-2025 Season	\$ 15,000
24-11	MillHouse Foundation	9 Makers Markets, Winter ArtFest, MuralFest, Summer ArtFest, International Postcard Art Exhibit	\$ 13,950
24-12	CC History Museum	Created in Collin exhibit and Shelby car exhibit	\$ 15,000
24-13	Direction 61:3	BBQ & Bingo and Mosaix Concert	\$ 5,000
			<b>\$143,772</b>

- **Project Grants**

- Applications for the first cycle of MCDC Project grants were accepted December 1-31. One application was received – from ManeGait Therapeutic Horsemanship in the amount of \$500,000 for the construction and landscaping of the planned community event plaza and walking trail that is included in “The Beacon Project.” Project components include:
  - Commercial-grade turf
  - Concrete surround
  - Shade sails
  - Saving and relocating 3 mature live oaks and other smaller trees to enhance event space. These trees would otherwise be displaced by new construction.
  - Lighting, electricity, audio system
  - Performance stage
  - Deconstructed granite walking trail
  - Picnic tables and benches
  - Sensory playboards
- A public hearing will be conducted at the January 25, 2024 board meeting. Board action will take place at the February 2024 board meeting.

- **Retail Development Infrastructure Grants**

- Grant program created to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney. Applications will be 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

- **TUPPS Brewery Project**

- TCO extended for another 30 days. Current anticipated date for substantial completion of full site is late January.
- Copy of December MCDC Owner’s Rep report attached.

# TUPPS Brewery Expansion Project – December 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:**

**December 30, 2023**

Brewery (TCO)

TCO Rec'd 10/27/2023

Substantial Completion:

January 10, 2023 (SG)

Final Completion:

January 30, 2024.

The Brewery Building Received a Temporary Certificate of Occupancy on Friday, October 27 which allows for Commercial Brewing in that building. Progress continues on remainder of the buildings and site with anticipated Substantial Completion of work for the SpawGlass Contract being January 10, 2023. This date is not confirmed as there are a number of changes that are required to pass final inspections that are currently not in SpawGlass' contract and are awaiting pricing and/or approval along with a number of items that are to be complete with TUPPS has elected to self-perform or have performed by others outside of SpawGlass' contract making the assumed Substantial Completion Date to be perhaps the first week of February.

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

## December 1 – December 9

Site: Layout of north Beer Garden Steps, power wash fire lanes, form and pour ATMOS gas pad, connect gas meter, remove grass from sail shade area (kids area) for TUPPS to place checker board pavers, programing lighting controls, ADA site remedial work; Barrel Aging: testing backflow devis, insulate piping in water heater room, testing fire alarm; Tap Room: clean kitchen, relocate ansul gas valve in kitchen, install FRP in storage room and kitchen, caulking columns, setting thresholds, testing fire alarm, testing lighting controls; Brewery: punch list work





**December 11 – December 16**

Site: Stripe EMT path, Passed landscape inspection, Making ADA corrections/changes, setting boulders; Tap Room: install controls, charging units with refrigerant, install sensors in ducts, start up equipment; Brewery: punch list work and cleaning





**December 18 – December 23**

Tap Room: removed and rework downspouts per change request, electrical work at bar, install drain and change grading outside south door per change request; Brewery: cleaning



**December 26 – December 30**

General cleanup of site, punch work and pre-punch work – limited activity due to holiday

