



October 12, 2022

TO: McKinney Economic Development Corporation  
Visit McKinney

FROM: Cindy Schneible, President

### **McKinney Community Development Corporation Update**

- MCDC Grants and Miscellaneous Fund Distribution – FY 22 (document attached)
- Project Grants - Application period for FY 23, Cycle I, will open December 1, 2022.
- Promotional and Community Event Grants – Application period for FY 23, Cycle I, will open November 1, 2022.

October events supported by MCDC Promotional and Community Event grants:

- Turlaxin' High School Boys Lacrosse  
<https://mckinneylacrosse.sportngin.com/register/form/218256644?fbclid=IwAR3ma6PSYX3WXA1BQ56Z-7ddobgCBjC3z7Zt6UMfHb4gFse5OQ1SQ36ZG8>
- McKinney Repertory Theatre presents Dracula  
<https://tickets.mckinneyperformingartscenter.org/TheatreManager/1/tmEvent/tmEvent1262.html>
- Día de los Muertos, 10/15/22 – schedule of events attached and link below  
<https://www.mckinneydiadelosmuertos.com/>
- McKinney Wine & Music Festival, 10/15/22  
<https://www.mckinneywinefestival.com/>
- Retail Development Infrastructure Grants
  - Board members unanimously approved a grant to The Cotton Mill for exterior infrastructure including a sewer line and site work. Amount approved: \$13,754.
- TUPPS Brewery Expansion
  - September report and Progress Photos attached.

**McKinney Community Development Corporation**  
**Grants and Transfers - FY 22**

Category	Grant/Transfer	Amount
<b>Promotional &amp; Community Events</b>	<b>MCDC Discretionary Promotional</b>	<b>\$ 200,000.00</b>
	#22-01 - 25 Revolutions - promotional documentary for Texas Music Revolution showcasing the City of McKinney	\$ (9,500.00)
	#22-02 - Heritage Guild of Collin County - promotion of Chestnut Square events including Farmers Market, Murder Mystery, Fart to Table Dinner & Bar Wars	\$ (12,000.00)
	#22-03 - SGB Hospitality - Sip & Stroll Series: St. Patrick's Beer Walk; Craft Beer Walk, Margarita Stroll, Halloween Beer Walk	\$ (10,000.00)
	#22-04 - Ovation Academy of Performing Arts - Promotion of Spring & Summer Productions	\$ (5,000.00)
	#22-05 - Kiwanis Club of McKinney - Promotion of McKinney Triathlon	\$ (3,000.00)
	#22-06 - Millhouse Foundation - Promotion of 2022 Arts Festivals at the Cotton Mill	\$ (5,000.00)
	#22-07 - St. Peter's Episcopal - Promotion of 2022 Empty Bowls event	\$ (8,500.00)
	#22-08 - DFW Series - Promotion of 2022 off-road race series (17 events)	\$ (3,000.00)
	#22-09 - ManeGait - Promotion of LIVE at the Gait	\$ (7,500.00)
	#22-10 - McKinney Chamber of Commerce/McKinney Restaurant Council - 2022 McKinney Made	\$ (12,000.00)
	#22-11 - Collin County History Museum - Promotion of 2022 Then and Now Exhibit	\$ (7,500.00)
	#22-12 - Holy Family School and Legacy Keepers - Promotion of Black History Month Programming	\$ (4,000.00)
	#22-13 - McKinney Main Street - Promotion of the 2022 Arts in Bloom and Juneteenth events	\$ (12,000.00)
	#22-14 - McKinney Lacrosse - Turlaxin Tournament	\$ (3,054.00)
	#22-15 - McKinney Repertory Theater - Promotion of 5 shows/22 Performances - 22/23 season	\$ (11,667.00)
	#22-16 - Odysseus (McKinney Philharmonic) - Promotion of 22/23 Season	\$ (13,760.00)
	#22-17 - Heritage Guild of Collin County - Promotion of Chestnut Square events - Fall 2022	\$ (13,751.00)
	#22-18 - Legacy Keepers of Old East McKinney - Promotion of El Día de los Muertos	\$ (14,420.00)
	#22-19 - McKinney Rotary Foundation - Promotion of Parade of Lights	\$ (7,388.00)
	#22-20 - McKinney Main Street - Promotion of Oktoberfest and Home for the Holidays	\$ (11,820.00)
	#22-21 - Collin County Master Gardeners - Promotion of 2023 McKinney Garden Show	\$ (9,850.00)
	#22-22 - SGB Hospitality - Promotion of 2022 McKinney Wine and Music Festival	\$ (9,850.00)
	#22-23 - Adriatica Buisness Association - Promotion of Fall 2022 Events	\$ (2,463.00)
	#22-24 - Meals on Wheels - Promotion of I Spy McKinney	\$ (2,955.00)
	<b>Balance</b>	<b>\$ 22.00</b>
<b>Community Projects</b>	<b>MCDC Discretionary Community Projects</b>	<b>\$ 1,749,025.00</b>
	#22-01 - Heard Sanctuary and Wildlife Museum - Updates and expansion of ropes course	\$ (30,000.00)
	#22-02 - McKinney Parks Foundation - Zero Turn Mower for trail maintenance	\$ (15,600.00)
	#22-04 - City of McKinney Housing & Community Development - exterior repairs to bring homes up to code - low income residents	\$ (160,000.00)
	#22-07 - Boys & Girls Club of Collin County - updates to athletic and game facilities and restroom renovations	\$ (147,746.00)
	#22-08 - Hugs Greenhouse - Upgrades to second greenhouse structure including benchtops and irrigation	\$ (14,158.93)
	#22-10 - Habitat for Humanity of Collin County - purchase land for homesites (\$400,000) and repairs to 11 homes in the Home Repair Program (\$300,000)	\$ (700,000.00)
	#22-12 - Heritage Guild of Collin County - renovations of restrooms, Bevel House kitchen, Bevel House landscaping, Chapel groom's suite, office deck replacement, restoration of front of offices	\$ (73,765.00)
	#22-14 - McKinney Main Street - downtown lighting improvements and speaker upgrades	\$ (38,200.00)
	#22-15 - Collin County History Museum - construction of new and refacing of existing facades to set the stage for the new "Created in Collin" exhibit	\$ (35,375.00)
	#22-16 - Adriatica Master Association - complete the project for privately owned/publicly accessible harbor park at Adriatica Village including multi-level 18" retaining wall seating, grade level observation decks, cobblestone stamped walkway, irrigation and sod	\$ (98,392.00)
	<b>Balance</b>	<b>\$ 435,788.07</b>

**Grants and Transfers - FY 22**

<b>Category</b>	<b>Grant/Transfer</b>	<b>Amount</b>
<b>Economic Development</b>	<b>Economic Development Grants</b>	<b>\$ 6,000,000.00</b>
	#22-03 - City of McKinney Engineering - road infrastructure to facilitate HEB development.	\$ (400,000.00)
	#20-08 - District 121, LLC - amended request to add \$857,653 to The Commons at District 121, Total MCDC Investment \$2,897,893.	\$ (857,643.00)
	#22-09 - Archstreet McKinney - \$250,000 for infrastructure improvements Denizen Hotel - District 121. <i>Note: All financing must be in place for the hotel project by 11/30/22 or approval expires on funding. NOTE: APPLICATION WITHDRAWN</i>	
	<b>Balance</b>	<b>\$ 4,742,357.00</b>
<b>Retail Development Infrastructure</b>	<b>MCDC Discretionary Retail Infrastructure</b>	<b>\$ 120,000.00</b>
	#22-02 - The Cotton Mill - exterior infrastructure including site work and sewer line.	\$ (13,754.00)
	<b>Balance</b>	<b>\$ 106,246.00</b>
<b>Projects - Parks &amp; Recreation</b>	<b>Project #22-17 - Funded from FY 22 Budget</b>	<b>\$ 5,500,000.00</b>
	Renovation of neighborhood parks	\$ (3,500,000.00)
	McKinney Greens Neighborhood Park	\$ (1,500,000.00)
	Hike and Bike Trails	\$ (500,000.00)
	<b>Balance</b>	<b>\$ -</b>
<b>City of McKinney Administrative Fee</b>		<b>\$ 175,000.00</b>
	<b>Balance</b>	<b>\$ (175,000.00)</b>
<b>MPAC Operations</b>		<b>\$ 375,000.00</b>
	<b>Balance</b>	<b>\$ (375,000.00)</b>
<b>Community/Economic Development/Partnership Projects</b>	<b>Funded from Fund Balance</b>	<b>\$ 22,628,239.00</b>
	Project #20-09 - TUPPS - additional \$2 million for project	\$ (2,000,000.00)
	Project #22-18 - City of McKinney - open space development/plaza at Municipal Complex	\$ (7,000,000.00)
	<b>Balance</b>	<b>\$ 13,628,239.00</b>

# TUPPS Brewery Expansion Project – September 2022 Construction Update

SpawGlass [SG] mobilized on site February 28. They continue buyout of subcontractors/vendors for the project.

The Current Schedule indicates Substantial Completion staggered for the three building and site, now projected: Barrel Aging Building Nov 2, Site Nov 7, Brewery Dec 19, Tap Room Dec 23.

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

## Sept 1 – Sept 3

Continuing erection of steel at Brewery Building, grading and compacting fire lane and EMT path, installing under ground plumbing for Tap Room



## Sept 6 – Sept 9

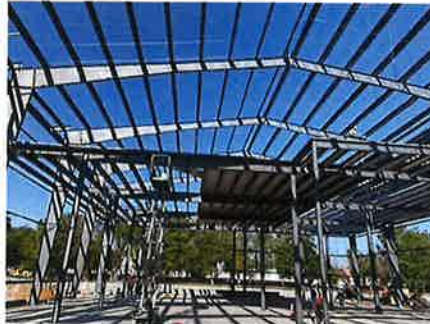
Continue steel erection at Brewery Building, underground plumbing at Tap Room, digging approach at Green St.





## Sept 12 – Sept 17

Underground rough-in for TapRoom, rebar, final grade & pour EMT Path/Fire Lane, continue steel at Brewery Building, demo fire lane panels to be replaced



## Sept 19 – Sept 24

Backfill plumbing and grease trap; forming curbs and pour back Fire Lane Panels; Insulation at Brewery Building tin roof; backfill at Tap Room extension; install storm sewer between TapRoom and Barrel Aging







**Sept 29 – 30**

Erecting elevator shaft, digging trenches for connection of FDC for TapRoom, installing insulation and tin roof of Brewery Building

