



July 13, 2023

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Update on MCDC funding for strategic priorities – FY 22 and FY 23**
 - Attached is a recap of project grants awarded to support identified strategic priorities.

- **Project Grants**
 - Applications for FY 23, Cycle II were accepted June 1-30. Public hearings on the applications received will be held at the July 27th meeting. A summary of the applications received is provided below:

| 2023 MCDC Project Grants Cycle 3 Applications | | | |
|--------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | | | Requested |
| 23-10 | McKinney Parks Foundation | To purchase a Polaris Texas Edition Ranger Utility Terrain Vehicle which will allow MPF to be better mobilized to maintain the current trail at Gray Branch. | \$ 25,000 |
| 23-11 | Heritage Guild of Collin County - Chestnut Square | Replace chimney on Faires House. Replace porches, stairs and ramps on 6 buildings with weather and insect resistant materials including Dulaney House back porch, Faires House front and side porches, Chapel front and side porches and ramp, Dixie's Store front and back porches, Dulaney Cottage front porch and ramp, and Johnson House front and side porches. | \$ 50,000 |
| 23-12 | City of McKinney Housing & Community Development | Property Maintenance Program specifically to assist units in three mobile home parks with repairs including but not limited to broken windows, broken/missing entry steps, carports cracked and sagging, deck boards missing and/or damaged, exposed electrical, wood trims missing and/or damaged around the perimeter of the home, dry rot on patio overhangs and rails, damaged wooden wheelchair ramps, water leaks, and large holes and cracks along the siding of the homes. | \$ 200,000 |

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|--------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 23-13 | The Cotton Mill | New signage at The Cotton Mill to include colored lettering to the smokestack of the building to bring notoriety to not only The Cotton Mill, but to the City of McKinney as well. With the future developments we have planned we hope this sign will be a beacon to the patrons that travel to The Cotton Mill and The Cities Gateway. | \$ 135,580 |
| 23-14 | McKinney Main Street | Purchase of new non-electric, 14-passenger, climate-controlled Downtown Trolley for the DASH program to allow for increased accessibility and provide safe and reliable visitor transport throughout Downtown and businesses East of Highway 5. | \$ 178,134 |
| 23-15 | Habitat for Humanity of Collin County | HFHCC is requesting \$400,000 for the Home Repair Program which will pay for various levels of home repair on 13 homes. | \$ 400,000 |
| 23-16 | Boys & Girls Club of Collin County - McKinney Club | Improve and sustain the quality of physical fitness experiences offered to youth at the McKinney Club by adding traditional games and electronic games (Exergame) that encourage physical health and development. | \$ 71,477 |
| TOTAL | | | \$ 1,060,191 |

- **Promotional and Community Event Grants**

- Applications for the second cycle of promotional and community event grants were accepted May 1-31. Presentations were made to the board at the June 22 meeting. Board action will be scheduled for the July 27th 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. Tentative date for a TCO on the Brewery Building is August 7.

- **Upcoming Events supported by MCDC Promotional Grants**

- Weekly Farmers Market at Chestnut Square (Jan-Dec)
- 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)

MCDC Strategic Priorities
Project Grant Funding – FY 23 and FY 22
(FY 23 – black text; FY 22 – blue text)

Low Income Housing

FY 23

- McKinney Housing Authority – The Remnant Project - \$1,800,000

FY 22

- Habitat for Humanity – low-income housing construction and repair - \$700,000
- City of McKinney Housing & Community Development home repair - 160,000

Multi-Use/Mixed Use/Museum/Destination Entertainment Projects

FY 23

- Heard Craig Center for the Arts – garden improvements - \$135,000
- Heard Wildlife Museum – facility for food storage/prep for animals - \$50,000
- TUPPS Brewery Project – additional funding support - \$750,000 (loan)

FY 22

- Heard Wildlife Museum – update and expansion of ropes course - \$30,000
- Heritage Guild of Collin County – Bevel House upgrades - \$73,765
- Collin County History Museum – Created in Collin exhibit - \$35,375
- Adriatica Master Association – improvements to entertainment space - \$98,392
- District 121 – entertainment space – additional funding - \$857,643
- TUPPS Brewery Project – additional funding support - \$2,000,000

Historic Cultural District Support/East side Development

FY 23

- Haddington Fund/Flour Mill – Neon Sign – \$95,038
- Haddington Fund/Flour Mill – infrastructure for outdoor space - \$50,000
- Lelo’s Coffee – infrastructure improvements - \$50,000
- Waterboy Real Estate/Harvest 2.0 – infrastructure improvements - \$50,000
- Neathery Estate – infrastructure improvements - \$21,244
- T&I Baker – infrastructure improvements - \$6,000
- MPAC Operations subsidy - \$500,000

FY 22

- McKinney Main Street – lighting and speaker upgrades around square - \$38,200
- McKinney Cotton Mill – infrastructure improvements - \$13,754

Park and Open Space Development/Preservation of Open Space and Natural Areas

FY 23

- Neighborhood Parks renovation - \$1,750,000
- McKinney Greens Park and Trail - \$2,000,000
- Towne Lake Improvements - \$300,000
- Playground equipment replacement - \$850,000
- Vehicles and equipment for parks maintenance - \$600,000

FY 22

- McKinney Parks Foundation – equipment for trail maintenance - \$15,000
- Neighborhood Parks renovation - \$3,500,000
- McKinney Greens Neighborhood Park - \$1,500,000
- Hike and Bike Trail improvements - \$500,000

Community Gathering Facility/Place

FY 23

City Hall Plaza - \$7,000,000

FY 22

- Boys & Girls Club of Collin County – improvements to McKinney Club - \$147,746

Collaborative Projects - involving Community Partners (City of McKinney, MEDC, nonprofit partners etc.)

FY 23

- McKinney Roots – Chicken Coop - \$22,000
- Funding for roadway infrastructure to support economic development - \$518,387 (until true up)

FY 22

- Hugs Greenhouse – upgrades to greenhouse including irrigation and bench tops - \$14,159
- City of McKinney Engineering – roadway infrastructure for HEB development - \$400,000

TUPPS Brewery Expansion Project – June 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

| | | | |
|-----------------------|---------------|------------------|-----------------|
| Anticipated Dates AS: | April 5, 2022 | January 31, 2023 | May 30, 2023 |
| Brewery Sub Com | Nov 2, 2022 | | |
| Brewery (TCO) | | March 15, 2023 | July 7, 2023 |
| Barrel Aging Sub Com | Nov 1, 2022 | June 21, 2023 | July 24, 2023 |
| Tap Room Sub Com | Nov 2, 2022 | June 1, 2023 | July 24, 2023 |
| Final Completion: | Dec 7, 2022 | July 23, 2023 | August 21, 2023 |

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, many items necessitating design redraws and contractor / subcontractor pricing regarding change in scope, deleting scope or adding scope. Unfortunately some issues that have been of most delay are due to 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.

June 1-June 2

Tap Room: Electrical & Gas rough-in, ductwork, installing trusses; Brewery: Begin reinstall of radian heaters



June 5 – June 9

Spectrum on site for Data and Internet; Tap Room: trusses continue, Rough-in of electrical and plumbing, framing for walls and doors; Brewery: install of security and alarm devices; Site: Cleanup



June 12 – June 16

Brewery: Cleanup, testing domestic water; Tap Room: continue with structural steel, continue pulling electrical wiring, water, sewer & gas testing, cleaning slab; Barrel Aging: electrical panels and conduit for light fixtures, fire suppression install ; Site: Footers for sail shades



June 19 – June 23

Site: Install of fence at rear of Brewery, grading and setting big blocks; Barrel Aging: rough-in lights and plugs, Tap Room: continue steel, form ramp and raise kitchen curbs, install kitchen roof, ductwork; Brewery: fire alarm and security



June 26 – June 30

Move Material off MDCDC Corner; Brewery: install dock bumpers, radiant heater install, continue fence at rear of building; Tap Room Set RTUs on roof, exterior studs and zip board, fire sprinkler



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