



March 15, 2024

TO: MCDC Board Officers and Liaisons

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Sunset Amphitheatre Announced** – to be located on 46 acres owned by MEDC at 75 and 121 (Southgate). News Release is attached.
- **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 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
 - Board members approved the grant on February 25 by a vote of 5-2.
- **TUPPS Brewery Project**
 - TUPPS is open and operating under a TCO for the full site – for use without restrictions. The TCO will be in effect until May 1, 2024.
 - A ribbon cutting was held at the site on March 9 – and a full celebration took place over the weekend.
 - St. Patrick’s Day weekend promises to bring another big celebration at TUPPS.
 - Work continues on punch list items and outstanding issues.
 - Copy of the February 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
- Below is a summary of the grant applications received. A total of \$320,676.50 was requested:

2024 Retail Development Infrastructure Grants -- Cycle I Applications

			Requested
RI24-01	Wells Group	installation of fire alarm system at Harvest at Masonic	\$24,364.00
RI24-02	Hope Hardware Bldg. LLC 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
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
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

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
RI24-06	Cotton Mill	Addition of a sidewalk and walkway down to a crushed gravel parking lot to provide needed additional parking.	\$47,062.50
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
RI24-08	Antique Company Mall 213 E. Virginia	Simultaneously install new sewer connection and parking lot replacement. Replace the main electrical panel. (Request will be amended to \$50,000)	\$40,250.00

- **McKinney Chamber Development Update**

- The Chamber's Development update took place on Thursday, March 14 at the Encore Wire Training Facility. Presentations and panel participation included:
 - MEDC – Mike Kowski
 - MCDC – Cindy Schneible
 - Visit McKinney – Aaron Werner
 - McKinney Main Street – Andrew Jones
- The presentation provided an update on the organizations – and projects each are involved with – with an emphasis on collaboration and partnership that results in creating an exceptional quality of life in McKinney.

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

- Spring – Collin Co. History Museum Carroll Shelby Experience and Car Sho
- March 15-16 – Art Club of McKinney – Member Show
- March 16 -17 – McKinney Garden Show, Myers Park
- March 16 – SBG St. Patrick's Day Beer Walk, Downtown McKinney
- March 23 – McKinney Asian Festival, Mitchell Park
- April 12-14 – Arts in Bloom, Downtown McKinney
- April 13 – MillHouse Makers Market, Cotton Mill
- April 25 – Empty Bowls, Downtown McKinney

*TUPPS Brewery Expansion Project – February 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.

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

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

Working on punch list items, cleaning, install and repair DG on site. TUPPS has placed furniture and fixtures on site and has had a couple of events this month. They are still working on completing items for health inspection to allow for food service. Grand Opening is scheduled for March 9, 2024.







