



March 15, 2023

TO: McKinney EDC
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FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- Project Grants - Applications for FY 23, Cycle I were accepted December 1-30. Public hearings on the three applications received were held at the January 26 meeting. Board action was scheduled for the February 23 meeting. A summary of the applications received, and awards approved, is provided below:

2023 MCDC Project Grants Cycle I Applications				
			Requested	Awarded
23-01	Haddington Fund	3 neon signs for the historic flour mill... one for top of Flour Mill and two for Diamond Hall. Only cost for the sign on top of building was approved.	\$ 77,370	\$59,537.50
23-02	Heard-Craig Center for the Arts	Upgrades to West Garden area to include additional brickwork and repairs to current brickwork, audio, lighting, speakers in gazebo, new irrigation for 5 raised beds, 7 all-weather tables and chairs, one planter and 6 new bushes.	\$ + 135,300	\$135,300.00
23-03	McKinney Roots	Chicken coop which will allow for tripling current egg production.	\$ 22,000	\$22,000.00
TOTAL			\$ 234,670	\$216,837.50

- **Retail Development Infrastructure Grants**

- Retail Development Infrastructure Grant applications for FY 23, Cycle I were accepted January 1-31. Public hearings on the five applications received were held at the February 23 meeting. Board action will be scheduled for the March 23 meeting. A summary of the applications received is provided below:

2023 Retail Development Infrastructure Grants -- Cycle I Applications

			Requested
RI23-01	Lelo's Coffee Co.	Café, Specialty Coffee Roaster opening at the new TUPPS site. Request is for electrical and plumbing exterior infrastructure including new transformers, panels, outlets, electrical, drains and grease trap. Related project expenses estimated at up to \$71,500.	\$50,000.00
RI23-02	Waterboy RE LLC (Harvest 2.0)	Infrastructure improvements to new Harvest restaurant location (215 N. Kentucky) including fire protection equipment and furr downs. Related expenses total \$73,351.	\$50,000.00
RI23-03	Haddington Fund	Exterior site improvements for creation of a catering business and outdoor restaurant (Garden Café) at the Flour Mill. Improvements include fencing, ADA compliant ramp, wall and footer for planters, decomposed granite and walkway to parking lot. Related expenses total \$87,752.	\$50,000.00
RI23-04	Neathery Estate Bed and Breakfast	Security fencing, electrical enhancements and back porch site improvements including foundation prep and water/sewer rough-in. Related project expenses total \$28,325.	\$21,243.75
RI23-05	T & I Bakery	Update the electric box feeding into this building with a new 200AMP system times 2. This will allow for a total of 400AMP to feed the building making it safe for today's appliances and electric needs to run a business. Related project expenses are estimated at up to \$8,000.	\$6,000.00

TOTAL

\$177,243.75

- **TUPPS Brewery Project**

- Report from Spinelli Construction Services, MCDC Owner's Rep, is attached.

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

- Weekly Farmers Market at Chestnut Square (Jan-Dec)
 - McKinney Philharmonic Orchestra: Bublé (4/1)
 - McKinney Philharmonic Orchestra: Side by Side with Youth (5/6)
 - McKinney Repertory Theatre: Rumors (5/5-5/6; 5/12-13)

TUPPS Brewery Expansion Project – February 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 January 31 as of February 28

Brewery (TCO) March 15 April 7

Barrel Aging June 21 June 30

Tap Room June 1 June 30

Final Completion: July 23, 2023 August 1

As we have been reporting schedule slip is due to a multitude of issues: some materials availability, conflicts between TUPPS purchased equipment information provided and what actually arrived on site (a couple of examples are breaker and power requirements of equipment, owner purchased boiler was not purchased with all required accessories) continued changes (adding scope & changing design), permanent power from ONCOR as well as gas from ATMOS and budget issues.

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

Feb 1 – Feb 4

Feb 1 – 2 site was closed due to weather and hazardous driving conditions; Feb 3 a limited number of subs arrived on site – roads were still hazardous. Brewery: Install of lights in electrical room, piping in boiler room, duct work at the mezzanine; Concrete Block wall is in progress and clean up of site trash and debris



Feb 6 – Feb 11

Brewery: gas pipe at boiler room, duct at mechanical room, wood blocking, electrical wall rough-in, low voltage wiring, frame ceilings, tape and bed mezzanine, install door frames; Tap Room: plumbing rough-in, framing ceiling grid; Site: block wall, haul off of excess dirt, FCD hydro testing, site cleanup



Feb 13 – Feb 18

Brewery: non-potable water pipe install, door frames, lights in grain room, tape & bed mezzanine; Site: continue block wall, haul off dirt, Hydro test FDCs





Feb 20 – Feb 25

Brewery: install of non-potable water, gas pipe install, plumbing rough-in at boiler room, pulling wire, install door frames, framing walls for 1st level RR; Barrel Aging: sawcut stage; Tap Room: plumbing, Site: block wall continues, Form and Rebar loading dock and sidewalks, site cleanup





Feb 27 – Feb 28

Brewery: complete non-potable water drops for tanks, pour interior stair treads and landing, pour loading dock and west sidewalk, complete drains for charcoal tanks, ceiling and wall rough-in, continue framing 1st level RR, Site: Block Wall continues

