



September 13, 2023

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Project Grants**

- Applications for FY 23, Cycle II were accepted June 1-30. Public hearings on the applications received were held at the July 27th meeting. Board vote on the applications took place at the August 24th meeting. A summary of the applications received and board funding of requests is attached.

- **Retail Development Infrastructure Grants**

- Applications for the next cycle of Retail Development Infrastructure Grant applications were accepted July 1-31. One application was received – submitted by Cocktail Creamery in the amount of \$5,812.50 for installation of a grease trap at 205 E. Virginia Street. A public hearing on the application took place at 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. TCO/CO is anticipated in October.

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

- Weekly Farmers Market at Chestnut Square (Jan-Dec)
- Bar Wars at Chestnut Square (9/18)
- Oktoberfest (9/22-9/24)
- McKinney Philharmonic Orchestra – Requiem (9/30)
- Texas Cellos – (10/1)
- McKinney Repertory Theater – (10/6-7; 10/14-15)
- MillHouse – Makers Market (10/14)
- Dia de los Muertos (10/14)
- McKinney Wine and Music Festival (10/14)
- Turlaxin High Schools Boys (10/14-15)
- Turlaxin High School Girls (10/21-22)
- Turlaxin Youth Boys (10/28-29)
- Art Club Student Show (10/28)
- SBG Brew & Boos Sip and Stroll (10/28)

2023 MCDC Project Grants Cycle 3 Applications				
			Requested	Awarded
23-10	McKinney Parks Foundation	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	\$ 25,000
23-11	Heritage Guild	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. Funding for restoring chimney not approved.	\$ 50,000	\$ 25,000
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	\$ 200,000
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	\$ 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.	\$ 103,134	\$ 103,134
23-15	Habitat for Humanity of Colin 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	\$ 400,000
23-16	Boys & Girls Club of McKinney	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	\$ 71,477
	TOTAL		\$ 985,191	\$ 960,191

TUPPS Brewery Expansion Project – August 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

<u>Anticipated Dates As Of:</u>	<u>April 5, 2022</u>	<u>January 31, 2023</u>	<u>August 31, 2023</u>
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	October 4, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	Sept 21, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	Sept 29, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	November 1, 2023

Progress continues on the project, completion dates shown above have slipped slightly from last month due to a couple of items that must be completed that require TUPPS approval on additional cost & TUPPS vendor's needing to complete. As has been discussed and communicated reasons for 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 and lack of final decisions, misunderstanding/confusion over what is in scope and out of scope for the contractor. At this point it appears that a TCO for the Brewery is not going to be necessary as the entire site may be complete at the same time. Below is a high-level recap of work progress and photos.

August 1 – August 5

Site: rough & fine grading, irrigation & landscape, running pvc for underground electrical to BYOB silos and wedding venue; Brewery: Hanging doors, Punch list work; Tap Room: waterproofing, excavating and running pvc underground; roof unit condensate work, steel on canopy, insulation and drywall;





August 7 – August 12

Site: clean up, underground electrical to wedding venue, moving big blocks; Brewery: install serving window, working on punch list items, TUPPS vendor installing CO2 devices , Tap Room: installing in-wall blocking, green board and insulation, excavation and pvc for underground;





August 14 – August 19

Site: underground electric, irrigation and landscaping; Brewery: install of cabling on façade, completing correction of ductwork, TUPPS vendor installing CO2 detection; Tap Room: insulation on roof, attach tin to perimeter of building, closing up roof penetrations, install walk-in cooler;



August 21 – August 26

Site: Brewery: completing Fire Alarm and CO2 monitoring systems, punch list work; Tap Room: Installing Risers, walk-in cooler, ductwork; exterior tin panels Barrel Aging: installing underground sewer



August 28 – August 31, 2023

Site: ; Brewery: ; Tap Room: Testing copper in RR and Kitchen for leaks, install ductwork, room, in on exterior, walk-in cooler ; Barrel Aging: Backfill sewer line,

