



February 14, 2024

TO: MEDC Board and Staff  
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FROM: Cindy Schneible, President

**McKinney Community Development Corporation Update**

**Promotional and Community Event Grants**

- o Applications for the first cycle of Promotional grants were accepted November 1-30. Applications were presented at the December board meeting. The Board vote took place on January 25. Below is a summary of grants awarded.

<b>MCDC Promotional &amp; Community Event Grants -- 2024 Cycle I</b>				
	<b>Applicant</b>	<b>Event(s)</b>	<b>Request</b>	<b>Awarded</b>
24-01	Texas Women Society	McKinney Asian Festival - March 23, 2024	\$ 12,500	\$ 8,000
24-02	ArtByMetta, LLC	McKinney R&B Picnic Festival	\$ 5,600	\$ 2,000
24-03	St. Peter's Episcopal Church	2024 Empty Bowls	\$ 12,000	\$ 12,000
24-04	Community Concerts Association	2024 Season	\$ 10,000	\$ 4,000
24-05	ManeGait Therapeutic Horsemanship	2024 ManeGait LIVE	\$ 12,500	\$ 9,000
24-06	SBG Hospitality	2024 Sip & Stroll Series (Downtown McKinney)	\$ 15,000	\$ 15,000
24-07	McKinney Main Street	2024 Arts in Bloom	\$ 11,000	\$ 11,000
24-08	Heritage Guild	Chestnut Square events to include FM, Bar Wars, Murder Mystery, Farm to Table	\$ 13,222	\$ 11,500
24-09	Marching Music Made in McKinney	2024 DCI	\$ 5,600	\$ 5,600
24-10	McKinney Philharmonic Orchestra	2024-2025 Season	\$ 15,000	\$ 11,000
24-11	MillHouse Foundation	9 Makers Markets, Winter ArtFest, MuralFest, Summer ArtFest, International Postcard Art Exhibit	\$ 13,950	\$ 12,000
24-12	CC History Museum	Created in Collin exhibit and Shelby car exhibit	\$ 15,000	\$ 13,000
24-13	Direction 61:3	BBQ & Bingo and Mosaix Concert	\$ 5,000	\$ 3,500
			<b>\$ 146,372</b>	<b>\$ 117,600</b>

- **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
- A public hearing was conducted at the January 25, 2024 board meeting. Board action will take place at the February 22, 2024 board meeting.

- **TUPPS Brewery Project**

- TUPPS has received a TCO for the full site – for use without restrictions. Transition from the current site is underway. The TCO will be in effect until May 1, 2024.
- Work continues on punch list items and outstanding issues.
- Copy of the January MCDC Owner’s report is attached.

- **Retail Development Infrastructure Grants**

- Gant 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

			<b>Requested</b>
RI24-01	Wells Group	installation of fire alarm system at Harvest at Masonic	\$24,364.00
RI24-02	Meredith Hope Hardware Bldg. 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 main electrical panel.	\$40,250.00

# TUPPS Brewery Expansion Project – January 2024 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

**Anticipated Dates As Of:**

**December 30, 2023**

Brewery (TCO)

TCO Rec'd 10/27/2023

Permission to Stock-Barrel

1/23/2024

Aging Building Received

TCO Requested for

Requested 1/29/2024

all Buildings and Site

The Brewery Building Received a Temporary Certificate of Occupancy on Friday, October 27 which allows for Commercial Brewing in that building. Permission to Stock for the Barrel Aging Building was requested and received on January 23, 2024. SpawGlass has completed and passed all inspections for their scope of work and on January 29, 2024 submitted a request for TCO – Full CO is not available to due some items which are outside of SG contract are not complete.

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

**January Work:**

Working on punch list items, cleaning, completing electrical connection Kitchen Ansul Alarm to electrical panel, change outlets at Tap Room to taper proof outlets, installing GFI switches in kitchen, install RPZ for soda machine and ice maker, install conduit and wire for carbon monoxide detector to gas valve, completing handrails at Tap Room, calling for various inspections (Fire, MEP and Building), install and repair DG on site





