

**McKinney Community Development Corporation  
TUPPS Project Subcommittee  
October 19, 2022**

The McKinney Community Development Corporation TUPPS Project Subcommittee met at the TUPPS construction site at 8:30 a.m. on October 19, 2022.

**MCDC Board Members Present:** Secretary David Kelly and Board Member Deborah Bradford (via Teams).

**Staff present:** MCDC President Cindy Schneible, Director of Strategic Services Trevor Minyard and MCDC Administrative and Marketing Coordinator Linda Jones.

**Others present:** Brenda Spinelli, MCDC Owners Rep (via Teams); Keith Lewis and Chase Lewis from TUPPS; Zeb Young and Raymond Howey of SpawGlass.

Zeb Young and Keith Lewis provided project status updates including:

- Crew is currently working six 12-hour days per week.
- Brewery Building – Exterior sheeting is complete, elevator shaft and electrical are in progress, and mezzanine is poured. Waiting on one piece to complete roof. Starting prep work for floor epoxy.
- Last pour for fire lanes is 10/19.
- Asphalt and sidewalks to be poured week of 10/24.
- Tap Room – Construction to go vertical should begin on October 31. Pad is poured, steel is onsite, and trusses are in final stages of fabrication.
- Site amenities are focused on list provided in executed lease agreement.
- Timeline: Brewery Building complete and TCO in late December. Tap Room complete mid-February. Full site complete mid-February. Silos will be delivered December 20.
- Grand opening targeted for mid-March.

Regarding budget, there have been some overages, and the team is looking for additional value engineering and potential cuts to the project to stay within budget.

TUPPS is planning to host the Hugs Gala at the new site on February 18 and will verify any possible restrictions with the TCO.

Regarding the BYOB silo businesses, Katie Baker will provide a list of the final six businesses to MCDC to review and discuss.

The meeting adjourned approximately 9:45 a.m. then team proceeded with a walking tour of the site.

These minutes were approved by the MCDC Board on \_\_\_\_\_.

---

ANGELA RICHARDSON-WOODS  
Chair

---

DAVID KELLY  
Secretary