



December 12, 2023

TO: MEDC Board and Staff
Visit McKinney Board and Staff

FROM: Cindy Schneible, President

McKinney Community Development Corporation Update

- **Promotional and Community Event Grants**
 - Applications for the first cycle of Promotional grants were accepted November 1-30. Applications will be presented at the December board meeting. Board action will be scheduled for the January 2024 board meeting. Below is a summary of requests received.

MCDC Promotional & Community Event Grants -- 2024 Cycle I			
	Applicant	Event(s)	Request
24-01	Texas Women Society	McKinney Asian Festival - March 23, 2024	\$ 12,500
24-02	ArtByMetta, LLC	McKinney RNB Picnic Festival	\$ 3,000
24-03	St. Peter's Episcopal Church	2024 Empty Bowls	\$ 12,000
24-04	Community Concerts Association	2024 Season	\$ 10,000
24-05	ManeGait Therapeutic Horsemanship	2024 ManeGait LIVE	\$ 12,500
24-06	SBG Hospitality	2024 Sip & Stroll Series (Downtown McKinney)	\$ 15,000
24-07	McKinney Main Street	2024 Arts in Bloom	\$ 11,000
24-08	Heritage Guild	Chestnut Square events to include FM, Bar Wars, Murder Mystery, Farm to Table	\$ 13,222
24-09	Marching Music Made in McKinney	2024 DCI	\$ 5,600
24-10	McKinney Philharmonic Orchestra	2024-2025 Season	\$ 15,000
24-11	MillHouse Foundation	9 Makers Markets, Winter ArtFest, MuralFest, Summer ArtFest, International Postcard Art Exhibit	\$ 13,950
24-12	CC History Museum	Created in Collin exhibit and Shelby car exhibit	\$ 15,000
24-13	Direction 61:3	BBQ & Bingo and Mosaix Concert	\$ 5,000
			\$143,772

- **Project Grants**

- Applications for the first cycle of MCDC Project grants will be accepted December 1-31. Public hearings on applications that are submitted will be scheduled for the January 2024 board meeting. Board action will take place at the February 2024 board meeting.

- **Retail Development Infrastructure Grants**

- Gant program created to provide funding support for infrastructure improvements for landmark retail properties within the City of McKinney.
- 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 systems

- **TUPPS Brewery Project**

- TCO extended for 30 days. Current anticipated date for substantial completion of full site is January 4.
- *Copy of November report attached.*

TUPPS Brewery Expansion Project – November 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:

November 30, 2023

Brewery (TCO)

TCO Rec'd 10/27/2023

Barrel Aging Sub Com

December 4, 2024

Tap Room Sub Com

January 2, 2024

Final Completion:

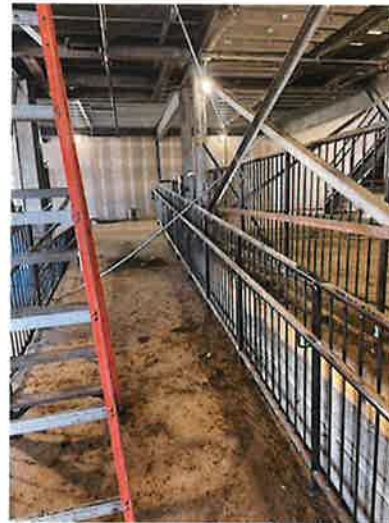
January 30, 2024.

The Brewery Building Received a Temporary Certificate of Occupancy on Friday, October 27 which allows for Commercial Brewing in that building. Progress continues on remainder of the buildings and site with completion dates shown above.

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

November 1 – November 4

Site: Locating Storm Drains, gas to firepits; Tap Room: Removing Grain from Silos, Install stairs and handrails, piping to water heater room, fire alarm; Brewery: Punch List work





November 6 – November 11

Site: Remedial work to Dumpster Gates, ; Tap Room: Piping Equipment in Water Heater Room, ; Barrel Aging: clear out misc items stored;





November 13 – November 18

Site: Set blocks around site, remediation of damaged landscape, continue changes for ADA compliance, bringing site drains up to correct elevation; Tap Room: clean up of grain ; Brewery: rework of flooring at Brewhouse, punch list and clean





November 20 – November 23 (Thanksgiving week)

Site: weather delayed some site work, continue DG around site ; Brewery: ; Tap Room: Mezzanine joist install, installing sprinkler heads, chlorination of domestic water system, clean up, sealing off existing interior grain silos, touch up paint, adjusting doors, insulate plumbing lines, ADA corrections to floor, passed mechanical and plumbing rough-in inspections; Barrel Aging: Fire alarm and Fire sprinkler inspection – failed both,



November 27 – November 30

Site: continue raising site drains, power wash fire lane,; Tap Room: continue insulating pipe and flooring repairs, review of smoker to provide required clearance- move electrical; Brewery: clean floors from brewhouse flooring work,

