



November 10, 2022

TO: McKinney Economic Development Corporation
Visit McKinney

FROM: Cindy Schneible

McKinney Community Development Corporation Update

Election of Officers – FY 23

- Angela Richardson-Woods, Chair
- David Kelly, Vice Chair
- Deborah Bradford, Secretary
- Kathryn McGill, Treasurer

Grants FY 22

- MCDC Grants and Miscellaneous Fund Distribution – FY 22 (document attached)

Grants FY 23

- Promotional and Community Event Grants – Application period for FY 23, Cycle I, is November 1-30, 2022. Applications will be presented to the board at the December 15 meeting; board action will be scheduled for the January 26 meeting.
- Project Grants - Application period for FY 23, Cycle I, will open December 1, 2022.
- Upcoming events supported by MCDC Promotional and Community Event grants:
 - Adriatica Friendsgiving Wine Walk
 - McKinney Repertory Theatre: A Christmas Carol
 - Main Street Home for the Holidays
 - Collin County History Museum: Then & Now Christmas
 - McKinney Philharmonic Orchestra: All Star Christmas
 - Chestnut Square Holiday Tour of Homes
 - Rotary Parade of Lights
 - Christmas in Adriatica
- TUPPS Brewery Expansion
 - October report and Progress Photos attached.

McKinney Community Development Corporation
Grants and Transfers - FY 22

Category	Grant/Transfer	Amount
Promotional & Community Events	MCDC Discretionary Promotional	\$ 200,000.00
	#22-01 - 25 Revolutions - promotional documentary for Texas Music Revolution showcasing the City of McKinney	\$ (9,500.00)
	#22-02 - Heritage Guild of Collin County - promotion of Chestnut Square events including Farmers Market, Murder Mystery, Fart to Table Dinner & Bar Wars	\$ (12,000.00)
	#22-03 - SGB Hospitality - Sip & Stroll Series: St. Patrick's Beer Walk; Craft Beer Walk, Margarita Stroll, Halloween Beer Walk	\$ (10,000.00)
	#22-04 - Ovation Academy of Performing Arts - Promotion of Spring & Summer Productions	\$ (5,000.00)
	#22-05 - Kiwanis Club of McKinney - Promotion of McKinney Triathlon	\$ (3,000.00)
	#22-06 - Millhouse Foundation - Promotion of 2022 Arts Festivals at the Cotton Mill	\$ (5,000.00)
	#22-07 - St. Peter's Episcopal - Promotion of 2022 Empty Bowls event	\$ (8,500.00)
	#22-08 - DFW Series - Promotion of 2022 off-road race series (17 events)	\$ (3,000.00)
	#22-09 - ManeGait - Promotion of LIVE at the Gait	\$ (7,500.00)
	#22-10 - McKinney Chamber of Commerce/McKinney Restaurant Council - 2022 McKinney Made	\$ (12,000.00)
	#22-11 - Collin County History Museum - Promotion of 2022 Then and Now Exhibit	\$ (7,500.00)
	#22-12 - Holy Family School and Legacy Keepers - Promotion of Black History Month Programming	\$ (4,000.00)
	#22-13 - McKinney Main Street - Promotion of the 2022 Arts in Bloom and Juneteenth events	\$ (12,000.00)
	#22-14 - McKinney Lacrosse - Turlaxin Tournament	\$ (3,054.00)
	#22-15 - McKinney Repertory Theater - Promotion of 5 shows/22 Performances - 22/23 season	\$ (11,667.00)
	#22-16 - Odysseus (McKinney Philharmonic) - Promotion of 22/23 Season	\$ (13,760.00)
	#22-17 - Heritage Guild of Collin County - Promotion of Chestnut Square events - Fall 2022	\$ (13,751.00)
	#22-18 - Legacy Keepers of Old East McKinney - Promotion of El Día de los Muertos	\$ (14,420.00)
	#22-19 - McKinney Rotary Foundation - Promotion of Parade of Lights	\$ (7,388.00)
	#22-20 - McKinney Main Street - Promotion of Oktoberfest and Home for the Holidays	\$ (11,820.00)
	#22-21 - Collin County Master Gardeners - Promotion of 2023 McKinney Garden Show	\$ (9,850.00)
	#22-22 - SGB Hospitality - Promotion of 2022 McKinney Wine and Music Festival	\$ (9,850.00)
	#22-23 - Adriatica Buisness Association - Promotion of Fall 2022 Events	\$ (2,463.00)
	#22-24 - Meals on Wheels - Promotion of I Spy McKinney	\$ (2,955.00)
	Balance	\$ 22.00
Community Projects	MCDC Discretionary Community Projects	\$ 1,749,025.00
	#22-01 - Heard Sanctuary and Wildlife Museum - Updates and expansion of ropes course	\$ (30,000.00)
	#22-02 - McKinney Parks Foundation - Zero Turn Mower for trail maintenance	\$ (15,600.00)
	#22-04 - City of McKinney Housing & Community Development - exterior repairs to bring homes up to code - low income residents	\$ (160,000.00)
	#22-07 - Boys & Girls Club of Collin County - updates to athletic and game facilities and restroom renovations	\$ (147,746.00)
	#22-08 - Hugs Greenhouse - Upgrades to second greenhouse structure including benchtops and irrigation	\$ (14,158.93)
	#22-10 - Habitat for Humanity of Collin County - purchase land for homesites (\$400,000) and repairs to 11 homes in the Home Repair Program (\$300,000)	\$ (700,000.00)
	#22-12 - Heritage Guild of Collin County - renovations of restrooms, Bevel House kitchen, Bevel House landscaping, Chapel groom's suite, office deck replacement, restoration of front of offices	\$ (73,765.00)
	#22-14 - McKinney Main Street - downtown lighting improvements and speaker upgrades	\$ (38,200.00)
	#22-15 - Collin County History Museum - construction of new and refacing of existing facades to set the stage for the new "Created in Collin" exhibit	\$ (35,375.00)
	#22-16 - Adriatica Master Association - complete the project for privately owned/publicly accessible harbor park at Adriatica Village including multi-level 18" retaining wall seating, grade level observation decks, cobblestone stamped walkway, irrigation and sod	\$ (98,392.00)
	Balance	\$ 435,788.07

Grants and Transfers - FY 22

Category	Grant/Transfer	Amount
Economic Development	Economic Development Grants	\$ 6,000,000.00
	#22-03 - City of McKinney Engineering - road infrastructure to facilitate HEB development.	\$ (400,000.00)
	#20-08 - District 121, LLC - amended request to add \$857,653 to The Commons at District 121. Total MCDC Investment \$2,897,893.	\$ (857,643.00)
	#22-09 - Archstreet McKinney - \$250,000 for infrastructure improvements Denizen Hotel - District 121. Note: All financing must be in place for the hotel project by 11/30/22 or approval expires on funding. NOTE: APPLICATION WITHDRAWN	
	Balance	\$ 4,742,357.00
Retail Development Infrastructure	MCDC Discretionary Retail Infrastructure	\$ 120,000.00
	#22-02 - The Cotton Mill - exterior infrastructure including site work and sewer line.	\$ (13,754.00)
	Balance	\$ 106,246.00
Projects - Parks & Recreation	Project #22-17 - Funded from FY 22 Budget	\$ 5,500,000.00
	Renovation of neighborhood parks	\$ (3,500,000.00)
	McKinney Greens Neighborhood Park	\$ (1,500,000.00)
	Hike and Bike Trails	\$ (500,000.00)
	Balance	\$ -
City of McKinney Administrative Fee		\$ 175,000.00
		\$ (175,000.00)
	Balance	\$ -
MPAC Operations		\$ 375,000.00
		\$ (375,000.00)
	Balance	\$ -
Community/Economic Development/Partnership Projects	Funded from Fund Balance	\$ 22,628,239.00
	Project #20-09 - TUPPS - additional \$2 million for project	\$ (2,000,000.00)
	Project #22-18 - City of McKinney - open space development/plaza at Municipal Complex	\$ (7,000,000.00)
	Balance	\$ 13,628,239.00

TUPPS Brewery Expansion Project – October 2022 Construction Update

SpawGlass [SG] mobilized on site February 28.

The Current Schedule continues to slip each week and currently indicates Substantial Completion staggered for the three building and site, now projected: Barrel Aging Building Dec 27, Site Dec 27, Brewery Dec 27 (For TCO only), Tap Room Feb 23 with Final Completion of the project on March 10, 2023.

We have requested that SpawGlass submit a letter of delay providing backup to substantiate the current Substantial Completion vs the contractual Substantial Completion date of December 7, 2022

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

Oct 3 – Oct 8

Erecting CMU elevator shaft, installing pipe for water meter vaults, continue steel insulation at Brewery, waterlines backfill and inspections



Oct 10 – Oct 15

Grading and concrete at TapRoom slab, CMU block walls at equipment rooms, install fire sprinkler, install siding at Brewery,



Oct 17 – Oct 22

Continue CMU at equipment rooms, fire sprinkler, siding, prepping floors, overhead electrical, and plumbing at Brewery and infill at underground conduit





Oct 24 – Oct 28

Prepping slab and install of resinous flooring, layout of restrooms at both levels, insulation and plastic sheeting at interior walls, overhead electrical and piping of Brewery

