



22-0034

**TITLE:** Consider/Discuss/Act on an Ordinance Authorizing a Certain Budget Amendment Pertaining to the Fiscal Year 2021-2022 Annual Budget for the Tupps Brewery Chapter 380 Agreement; and Providing for an Effective Date Hereof

**COUNCIL GOAL:** Direction for Strategic & Economic Growth

**MEETING DATE:** January 4, 2021

**DEPARTMENT:** City Manager's Office

**CONTACT:** Paul Grimes, City Manager  
Trevor Minyard, Director of Strategic Services

**RECOMMENDED CITY COUNCIL ACTION:** Approval of Ordinance

**ITEM SUMMARY:**

- The purpose of the ordinance and budget amendment is to provide additional funding for investment in the rehabilitation and revitalization of the property located at the southeast corner of Greenville and Dungan Streets to create a world-class cultural and entertainment destination to serve as a catalyst for economic development east of Highway 5 in McKinney, Texas.
- The proposed project includes the following components:
  - Rehabilitation of the building located at 402 E. Louisiana into a new and larger taproom and restaurant
  - Construction of a new building to house the production facility as well as a wing built to house the barrel aging room and event space
  - Construction of a beer garden and beautification of the surrounding area tying the front of the property into the City's redevelopment of Greenville Street
  - Complete rehabilitation and beautification of the south half of the property and construction of outdoor entertainment areas for children and adults, open to the public, including a stage for live music and events, small structures to house local artists, coffee roasters and other businesses, outdoor seating and restrooms
  - The public access spaces will be maintained by TUPPS.

**BACKGROUND INFORMATION:**

- TUPPS Brewery is a family owned and operated, community driven craft brewery located in McKinney, Texas.
- Since opening its doors in 2015, TUPPS Brewery has grown from a hobby in a garage to the 10th largest independently owned craft brewery in the state the second fastest growing production brewery in Texas.
- TUPPS Brewery currently distributes to 189 counties in Texas with plans to expand into remaining counties across the state in 2022 as capacity allows.
- The new, expanded facility will provide increased capacity necessary to fulfill current demand, forecasted future demand, and expansion into Houston and South Texas, along with capacity to introduce new products.
- TUPPS Brewery has been a destination business in the City of McKinney for nearly five years, drawing thousands of customers from not only McKinney but also from across the DFW metroplex.

**FINANCIAL SUMMARY:**

- The additional funding will be allocated into a larger project funding pool totaling approximately \$16.7M.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Ordinance](#)