



September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of McKinney Point, LLC, owner of the multi-family community known as McKinney Point, please accept this letter of support for the electrical sub-station being proposed by the Grayson-Collin Electrical Coop (GCEC). GCEC currently provides electrical service to our residents and it is imperative that we continue to have reliable service. GCEC took great care to locate the site in a location that was not intrusive to our residents or our operations. Ultimately, continued economic development is rooted in having reliable infrastructure – electricity is a key part of that infrastructure mix.

We at McKinney Point, LLC certainly hope that the City of McKinney can support this needed infrastructure investment for the betterment of our community.

Thank you.

Regards,

A handwritten signature in black ink, appearing to be "R. Johnson", with a long horizontal line extending to the right.

Randall A. Johnson
Vice President, Multifamily Development
Pillar Income Asset Management



September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of the TCI 34, LLC owner of the property at the northwest corner of SH 121 and US 75, we respectfully ask the City of McKinney to support and approve the electrical sub-station being proposed by Grayson County Electric Coop.

For context, please allow me to relay some history regarding this area. In 2001, we sold some of our assets in McKinney into the development cycle. The property known as Craig Ranch was originally part of our portfolio and we believe that David Craig has done an outstanding job with building a top shelf community. During that general timeframe we also worked with Blue Star Development to implement the vision of Greens of McKinney, the Kohls/Albertons Center. Over the years we have worked with the City of McKinney in a number of different capacities – we sold the City the land for Fire Station #6 and more recently, focused on a more global strategy we provide an easement to the City of McKinney and the McKinney ISD for a sanitary sewer lift station on the subject property.

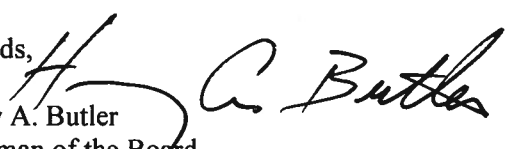
Without the lift station, there was a “black hole” of development in the 121/75 quadrant due to lack of infrastructure. We originally commissioned the infrastructure study in 2007 that identified the problem and the solution set regarding sanitary sewer in this area. In essence, over 250 acres of prime commercial development was not viable due to a lack of sanitary sewer. We had our land development consultant share those results with the City about how to solve this problem nearly ten years ago. Eventually, the MISD needed to solve the problem for their new stadium. We did our part by providing the easement for the lift station at no cost because it was global need for that area.

I bring up this history as example of how we have been proactive in working with the City for quite some time about necessary public infrastructure issues. At this time, we are now faced with another infrastructure delinquency which is a limited amount of or lack of electrical power. For future commercial development to occur in this valuable corner of the City it is imperative that we have an reliable electric service. With all due respect, we hope that the City Council approves this sub-station to allow us and others who have commercial property in this area to continue to bring in more tax base. In working with the MSD and the City on the lift station, we never expected that the next obstacle would be a dwindling supply of electricity.

As the property owner who is selling the site to GCEC, we are self-imposing this less-than desired land use; not because we want a sub-station, but only because we want reliable electrical service. It is a necessary. We will be left to develop the area around it and feel confident that it will not be a deterrence for us to continue to bring in commercial development.

Thank you.

Regards,


Henry A. Butler
Chairman of the Board
Transcontinental Realty Advisors, Inc.
TCI Mckinney 34, LLC 's parent entity



**GROUND FLOOR
DEVELOPMENT**

September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of the Post Oak Apartments, please accept this letter of support for the electrical sub-station being proposed by the Grayson-Collin Electrical Coop (GCEC). Having adequate electric power to the area will continue to spark positive economic development. We look forward to more restaurants, shopping opportunities and jobs in this area.

Thank you.

Regards,

Brandon Bolin

Charles M. Edwards, Trustee of the Series 5-1-1992-A Trust and Successor to Lauren F. King

September 14, 2018

The Honorable George Fuller, Mayor of the City of McKinney,
and Members of the McKinney City Council
City of McKinney
P.O. Box 517
McKinney, Texas 75070

Dear Mayor Fuller and Members of the City Council:

We respectfully request and urge each of you to support and approve the electrical sub-station being proposed by Grayson County Electric Coop ("GCEC").

We own the vacant commercial land at both the Northeast corner and the Northwest corner of McKinney Ranch Parkway and Collin McKinney Parkway.

We are very concerned that our land may not have sufficient electric power to be developed in the future. As we understand it, the proposed GCEC sub-station is necessary to continue to provide reliable electric service to the area.

We are incredibly grateful that the seller of the property is actually willing to come together with the GCEC to provide a site for this sub-station. This appears to be a perfect location that is both adjacent to the high power transmission lines and away from existing residential development. With the new McKinney ISD stadium now open, which I assume uses a lot of power for night games, it is apparent there will be a push for commercial development in the area. Ensuring that we have a robust infrastructure that supports existing and future development certainly appears to me to be one of the basic functions of City government. We view the substation as a necessary and basic utility that the City of McKinney should support without reservation at this location.

Thank you for your service and for your consideration of our opinion.

Very truly yours,

A handwritten signature in blue ink that reads "Charles M. Edwards, Trustee". The signature is written in a cursive, flowing style.

Charles M. Edwards, Trustee of the 5-1-1992A Trust

Wilcox Family Partners, Ltd.

8016 Stone River
Frisco, TX 75034

September 17, 2018

via email

The Honorable George Fuller, Major of the City of McKinney
and Members of the McKinney City Council
P.O. Box 517
McKinney, TX 75070

Dear Mayor Fuller and Members of the City Council,

We own the vacant tract of land on the west side of Hardin Rd. between Sam Raburn Tollway and McKinney Ranch Pkwy. and respectfully request that each of you approve the electrical sub-station being proposed by Grayson County Electric Coop.

We understand that the proposed sub-station is necessary in order to provide sufficient, reliable electrical service to the vacant tracts of land in the area that will be developed over the next few years.

We further understand that the seller of the property on which the sub-station is proposed has graciously agreed to provide the site. With its location next to the high-voltage transmission lines and away from residential, it is an ideal location. We all want to see significant commercial development in the area in the near future, and reliable electric service is a prerequisite.

Thank you for your consideration.

Sincerely,



Charlie Bush, President
Bartlett, Inc, General Partner



PO Box 548
Van Alstyne, Texas 75495
903.482.7100

September 17, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of the Grayson Collin Electric COOP, please accept this letter not only of Support for the proposal but also as a more in-depth explanation of the technical matters at hand. With the continued growth of Collin County, infrastructure demands are increasing not only for cities in terms of water, sewer and roads, but for utility companies as well. In the next four years, electric service to residential and commercial member is projected to grow at an average rate of 27.5%.

GCEC currently serves 9541 residential and commercial members in McKinney. As cities must prepare for future growth, GCEC must also continue to re-invest in its system in order to provide for reliable service not only for its existing customers but also its future customers. GCEC has no electric sub-stations within the City of McKinney today and yet it provides 3.6 megawatt of service to McKinney. The proposed sub-station is an essential investment in order to provide for continued reliable service. Currently GCEC draws power from and is allotted 4.0 megawatts. Under this current arrangement, we are concerned about growth and reliability. GCEC has the CCN (service area) for that area of McKinney, which is also in the MISD service area. Currently, the electric consumption at peak hours has exceed 3.6 megawatts hence the need for added capacity.

After quite a bit of research, we selected this site due to two primary factors: 1) proximity to the overhead high voltage transmission lines; and 2) negotiations with a willing land owner that understood the dilemma of decreasing electrical service. While trying to identify other locations for a sub-station, one of the important criteria is location / access to the high voltage transmission lines. The further away a sub-station is located from the transmission lines the longer the overhead connections must be to access those transmission lines. The costs for these "extensions" is a cost that is then amortized over an "overhead" type expenses to all Texas residents. The Public Utility Commission discourages these types of needless expenses. Additionally, these overhead connections add in the visual clutter that many cities try to avoid. Lastly, these overhead connections usually require additional right-of-way and create encumbrances to future land development activity.

The second, and equally as important, criteria is finding a willing land owner that understands the difficulty of permitting these sub-stations as well as the possible impact to the land development patterns. In this particular case, we approached the seller, Prime Income who owns the hard corner of SH 121 and US 75. The seller was careful and deliberate in working with us to locate the sub-station in such a way as to minimize the impact to balance of their property. We located the sub-station behind future land uses in such a way where the substation will be hidden after development occurs. The Seller is keenly aware of the need for electricity and was willing to work with us through this process.

Thank you.

Regards,

A handwritten signature in blue ink, appearing to read "David McGinnis".

David McGinnis
General Manager/CEO