

COLLIN COUNTY HANGAR OWNERS ASSOCIATION NORTH DEVELOPMENT



PROPOSED DEVELOPMENT DETAILS

- MNA DEVELOPMENT PROPOSES TO BUILD A NEW PRIVATE EXECUTIVE HANGAR DEVELOPMENT
- PROPOSAL TO BUILD A TOTAL OF TEN (10) EXECUTIVE HANGARS
 - Each hangar to be 65' X 62' (4,032 SF) with an 18' clearance door
 - Sufficient hangar space for 100% of all GA piston aircraft, turboprops, and small to medium jet aircraft
- WILL REQUIRE THE USE OF 2.219 ACRES OF AIRPORT PROPERTY CURRENTLY USED FOR 21 TIE-DOWN PARKING SPACES ON THE NORTH RAMP
- RESERVATIONS HAVE BEEN MADE TO PURCHASE ALL OF THE PROPOSED HANGARS
 - Seven (7) of which have already provided cash deposits of \$25,000

TENANT & AIRCRAFT IMPACT

Tie-Down Tenants/Aircraft

Total of nine (9) tenants with ten (10) aircraft displaced by proposed development:

Aircraft	Fuel Capacity
Allegro 2000	27 Gal
Piper Cherokee	36 Gal
Cessna 150	26 Gal
Piper Cherokee**	84 Gal
Beechcraft Sundowner	57 Gal
Beechcraft Sundowner	57 Gal
Cessna 152***	26 Gal
Cessna 140***	21 Gal
Cessna Songbird	102 Gal
Cessna 172M	42 Gal
Total	478 Gal*

CCHOA North

Aircraft list from the seven (7) who placed reservations and provided cash deposits:

Aircraft	Fuel Capacity
TBM 900	290 Gal
Cirrus SR22	92 Gal
Piper Cherokee	50 Gal
Beechcraft Bonanza	102 Gal
Epic E1000	288 Gal
King Air B-200	544 Gal
TBM 800	290 Gal
Total	1,656 Gal

* Total fuel purchased for all 10 aircraft in last 2 years = 55.9 Gal

** Deregistered aircraft – not flown in approximately 10 years

*** Has not flown in approximately 2 years



Cessna 152

CCHOA North



TBM 8/900



Allegro 2000



Cirrus SR22



Beechcraft Sundowner



Beechcraft Bonanza



Piper Cherokee

King Air B-200



Cessna Songbird

Tie Down Aircraft



Epic E1000



ECONOMIC IMPACT – COMMUNITY

- THIS PROJECT WILL CREATE AN ECONOMIC IMPACT OF **MORE THAN \$6,600,000** TO THE COMMUNITY, WITH **MORE THAN \$3,400,000** OF THAT PAID DIRECTLY TO THE **CITY OF MCKINNEY**

- BASED ON THE 2019 CITY OF MCKINNEY PROPERTY TAX RATE:
 - The proposed development would generate an additional **\$2,286/hangar/year** of property taxes directly to the City of McKinney, or **\$914,300** over 40 years

 - McKinney ISD would benefit from property taxes of **\$6,921/hangar/year**, or **\$2,768,128**

 - Collin County and Collin College would collectively receive **\$456,149** over 40 years

ECONOMIC IMPACT – AIRPORT

- FORTY (40) YEAR LAND LEASE RATE OF \$0.65 PSF (WITH AN ESCALATOR)
 - At \$0.65 SF per year on 2.219 acres (96,674 SF), the project would generate **\$62,838/year** or **\$2,513,525** in land lease revenue over the next 40 years

- MNA DEVELOPMENT ALSO AGREES TO PAY A TEMPORARY USE FEE OF **\$1,995/MONTH** TO OFFSET THE REVENUE MCKINNEY NATIONAL AIRPORT WILL LOSE AS A RESULT OF ELIMINATING **21** TIE-DOWN SPACES
 - This fee will be assessed at the start of construction and last until a certificate of occupancy is obtained for the project

 - With an anticipated construction schedule of ten (10) months, this is anticipated to compensate the airport for **\$19,950** of lost revenue

FINANCIAL SUMMARY

Revenues	Tie- Down Ramp (w/59 tie-down spaces)	CCHOA North (w/38 tie-down spaces)
Ground Lease		\$62,838
Tie-Down Rents	\$67,260	\$43,320
Fuel Sales*	\$340,239	\$546,754
Property Taxes (buildings)*		\$137,685
Property Taxes (aircraft)*	\$56,750	\$151,015
Total	\$464,249	\$941,612
Increased Revenue	\$477,363	
% increased revenue	103%	

* Estimates

QUESTIONS OR COMMENTS?

