COLLIN COUNTY HANGAR OWNERS ASSOCIATION NORTH DEVELOPMENT



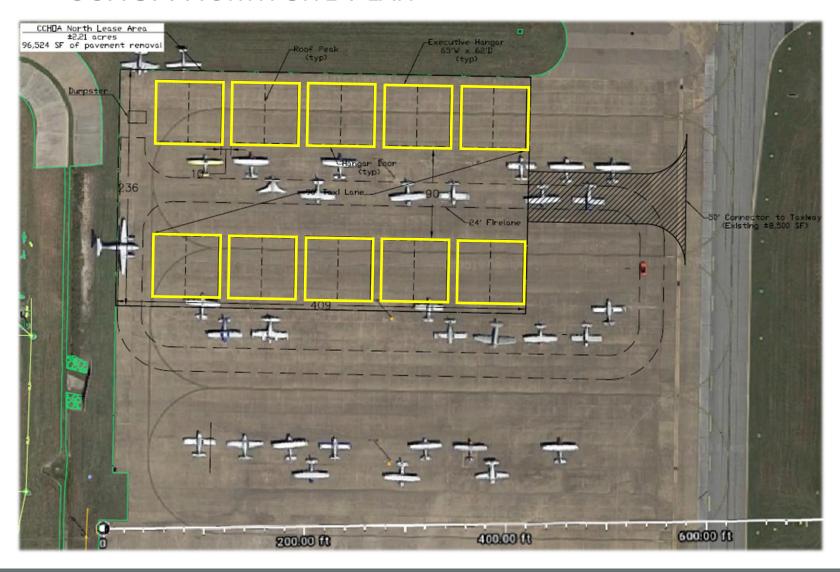


PROPOSED DEVELOPMENT DETAILS

- 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 TIEDOWN 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



CCHOA NORTH SITE PLAN



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



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	CCHOA North
	(w/59 tie-down spaces)	(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?



