

McKinney
National Airport



McKINNEY
AIR CENTER

“McKinney’s Front Door by Air”

Airport Capital Improvement Program

- January 2016
 - Staff presented \$10 million development plan
 - Received direction for 2nd common hangar
- April 2016
 - Staff updated Council on development plan
 - Update on 2nd common hangar
 - Update on FBO Terminal, Parking, & Hangar
- October 2016
 - FBO Terminal, Parking, & Hangar proposal

Current Constraints

- No Hangar Space
 - No hangar inventory =
 - Plateaued fuel sales
 - Leveling off of aviation activity
 - Ad Valorem values go flat or decrease
- Fully Occupied Parking
- Missed Revenue Potential
 - Larger aircraft
 - Charter opportunities
 - Facility requirements

FBO & Terminal

- Current FBO & Terminal
 - No Hangar
 - 7,000 sq/ft FBO
 - 187 parking spaces

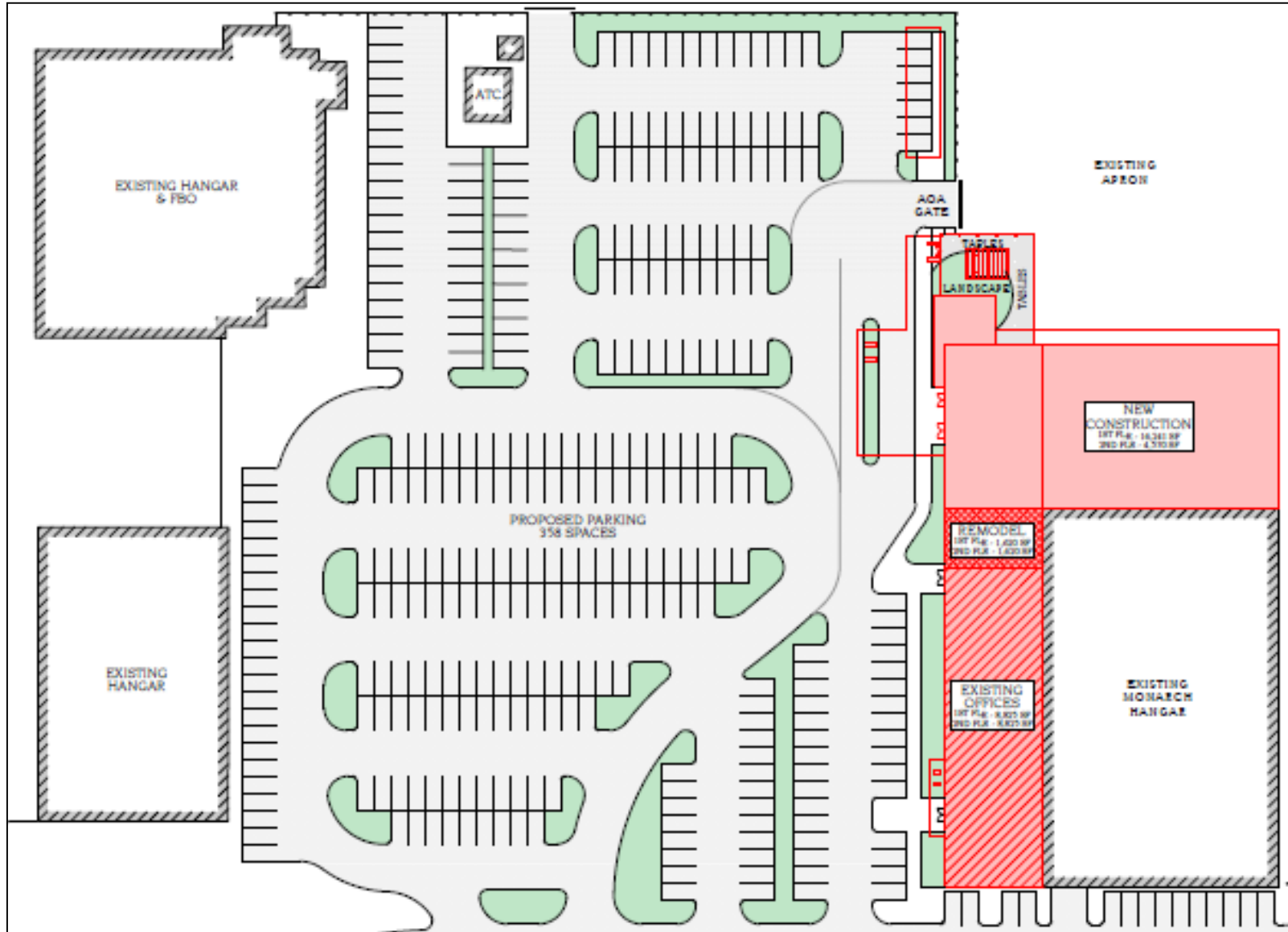
- Future FBO & Terminal
 - 23,000 sq/ft Hangar
 - 20,000 sq/ft FBO
 - 161 parking spaces added



Parking Issues



Parking Solution



Future FBO & Terminal

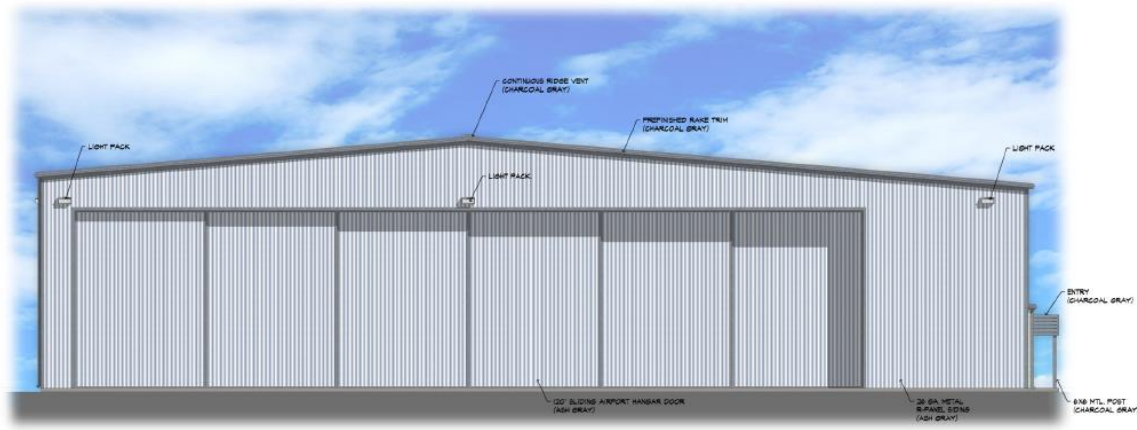


Future FBO & Terminal Lobby



Hangar Development

- 20,500 sq/ft hangar with 2,500 sq/ft Offices



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"

Terminal, Parking, & Hangar Development

- FBO & Terminal
 - \$16 Million
 - 18-24 month construction

- Revenue Generated
 - Hangar Leases: \$391k/year
 - Fuel Sales: \$304k/year
 - Office Leases: \$473k/year
 - **Annual Rev:** **\$1.1M/year**

Funding Options

- MEDC Fund Balance
 - \$24M
- MCDC Fund Balance
 - \$22M
- Solid Waste Fund
 - \$5M Available
 - Must be paid back with a minimal interest rate

Recommendation

- MCDCC
 - \$8M project grant
- MEDC
 - \$8M project grant
- Seeking Council Concurrence to Present to MCDCC & MEDC