

Eastside Development Update

January 23, 2025



Airport Eastside Development Update

Terminal GO Bond Election failed

Program was reevaluated with a continued interest by the airlines

Concurrently, General Aviation development on the west side of the airport is approaching build out

Eastside development focused on providing the backbone infrastructure with a new parallel taxiway and roadway connection

Highest and best use of the property would develop first

	Program Tasks	2022	2023	2024	2025	2026
Pre-Bond	Environmental Assessment	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	
	30% Programming Documents	<div><div></div></div>				
	Bond Election		<div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>VOTE</div><div>May 2023</div></div>			
	Program Adjustments			<div><div></div></div>		

Existing Airport Layout

Existing Taxiway Bravo

*Existing Runway 18-36
(8,002'x150')*



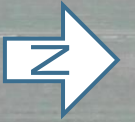
FM 546

*Existing Airport
Contractor Staging
Area*

New Taxiway Charlie

Existing Taxiway Bravo

Existing Runway 18-36
(8,002'x150')



Taxiway C7

Taxiway C6

Taxiway C

Taxiway C5

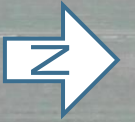
FM 546

Existing Airport
Contractor Staging
Area

FM 546 Connection

Existing Taxiway Bravo

Existing Runway 18-36
(8,002'x150')



Taxiway C7

Taxiway C6

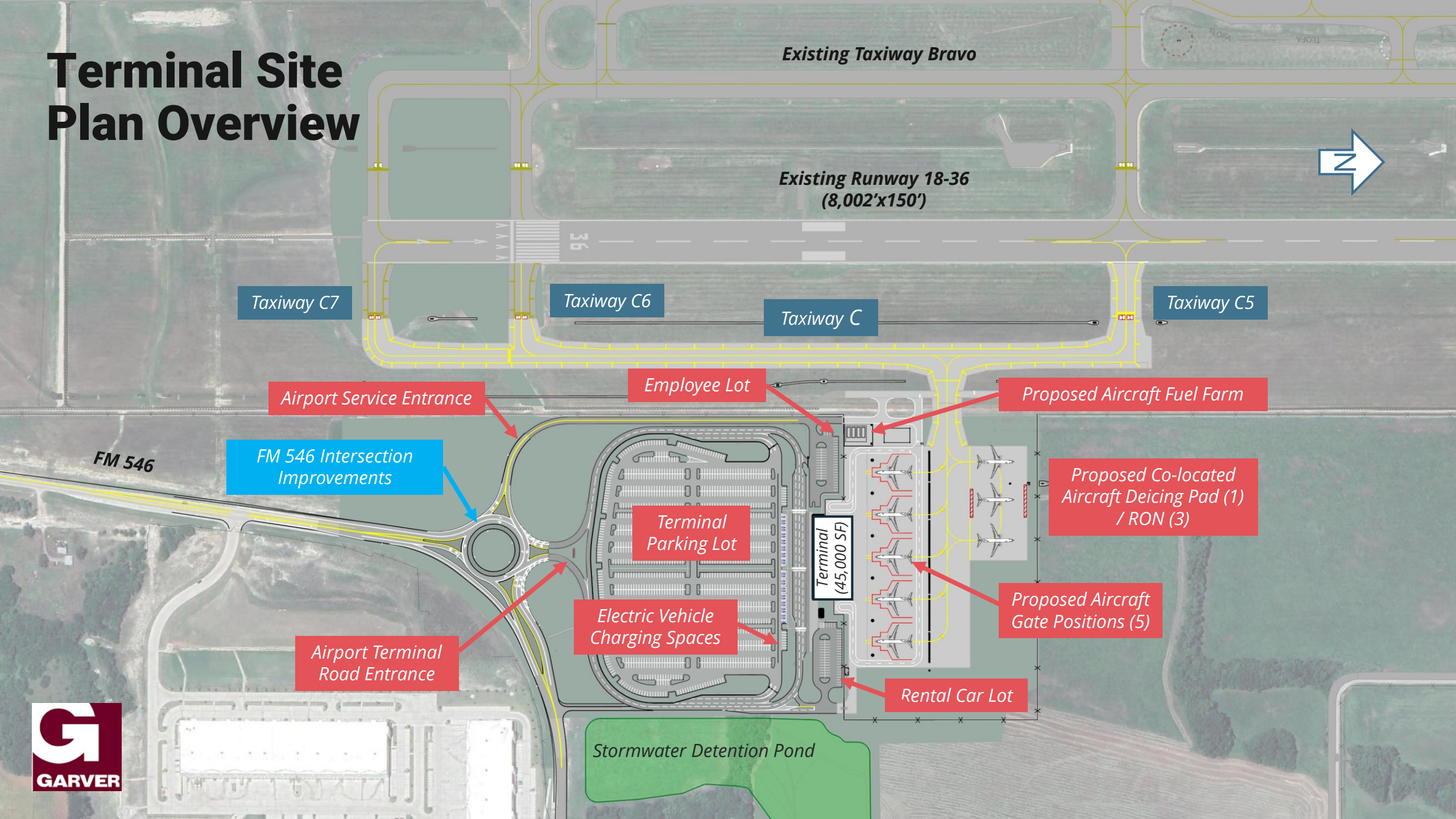
Taxiway C

Taxiway C5

FM 546

FM 546 Intersection
Improvements

Terminal Site Plan Overview







TKI
McKinney National Airport







Project Cost

Preliminary estimates for initial airport terminal operation

CMAR will provide refined construction estimates this Spring

Project Elements	Cost Estimate
Terminal Apron Pavement	\$14.0M
Parallel Taxiway C (Phase 1) – Partial Parallel Taxiway to Runway 36 End	\$15.9M
FM 546 Roadway Connection & Loop Roadway	\$10.5M
Parking Lots	\$12.5M
New ARFF Equipment	\$1.6M
New East Side Fuel Farm	\$2.5M
Terminal Building	\$15.0M
Project Total	\$72.0M



Proposed Funding Sources

\$5.3M awarded to date from MEDC and MCDC grants

Funding Sources	Cost Estimate
Estimated Total Cost	\$72.0M
MEDC Grant (awarded)	\$1.7M
MCDC Grant (awarded)	\$3.6M
TIFIA Loan (MCDC) w/ interim financing	\$30.0M
MEDC Grant	\$22.4M
Funding Gap (FAA,TxDOT,TIRZ)	\$14.3M
Project Total	\$72.0M



MCDC Funding Timeline

- January 23rd Presentation to CDC Board – Public hearing on the projects and approval of resolution authorizing staff to prepare for issuance
- February 19th Send out RFP to banks
- March 12th Receive bids from banks
- March 14th Select winning bidder
- March 18th Joint Mtg City Council and CDC Board approves sale of bonds
- April 8th Receive AG approval of bonds
- April 15th Receive funds

An aerial photograph of a complex highway interchange with multiple overpasses and ramps, overlaid with a semi-transparent blue filter. The text is positioned in the upper left and middle sections of the image.

Program Schedule

Milestone Dates

01/09/25*	EA Public Meeting
01/31/25	EA Public Hearing Closes
Feb 25	Marketing Firm Selection
May 25	Groundbreaking

May 25 Groundbreaking



