

**JOINT MEETING OF THE CITY COUNCIL,  
MCKINNEY COMMUNITY DEVELOPMENT CORPORATION**

**and**

**MCKINNEY ECONOMIC DEVELOPMENT CORPORATION**

**MARCH 18, 2025**

The City Council of the City of McKinney, Texas met in joint session with the McKinney Community Development Corporation and McKinney Economic Development Corporation in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, March 18, 2025 at 3:00 p.m.

The meeting was streamed live online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

At 3:23 p.m. Mayor George Fuller, MCDC Chair Angela Richardson-Woods, and MEDC Chair Brian Loughmiller called the meeting to order on behalf of their respective boards, upon determining a quorum of the boards was present with these members:

Mayor Pro Tem Geré Feltus, and Council members Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones;

MCDC Vice Chair David Riche, MCDC Secretary Deborah Bradford, MCDC Treasurer Chris Wilkes, and MCDC members David Kelly, Joy Booth, and AJ Micheletto, (MCDC alternate member Markus Lloyd was absent); and

MEDC Secretary / Treasurer Thad Helsley, and MEDC members Mark Denissen, Julie Williams, Matt Hamilton, Scott Woodruff, (MEDC Vice Chair Kurt Kuehn and MEDC alternate member Chantelle Kadala were absent).

These staff members were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Trevor, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Parchman, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Permit Technician Katelyn Hardaway, City Secretary Administrative Assistant Sheridan Burns, MCDC President Cindy Schneible, MCDC Grant Program & Marketing Manager Linda Jones, MCDC Administrative & Marketing Coordinator Anahi Alvarez, MEDC President & Chief Executive Officer Michael Kowski, MEDC Senior Vice

President Michael Talley, MEDC Executive Assistant Melanie Molina, MEDC Director of Business Retention & Workforce Development Madison Clark, MEDC Marketing Manager Luke Gajary, MEDC Events & Marketing Coordinator Shannon Roberts, MEDC Economic Development Specialist Miranda Estrada, MEDC Business Intelligence Analyst Erick Rodriguez, Director of McKinney National Airport Kenneth Carley, Executive Director of Visit McKinney Aaron Werner, Director of Engineering Gary Graham, IMCA Fellow Larenz Taylor, Director of Parks, Recreation & Open Space Amy Kinkade, Parks Construction Planner April Butler, Parks Planning & Development Manager Jenny Baker, Chief Financial Officer Mark Holloway, Investment & Treasury Manager Kelvin Bryant, and Facilities Construction Manager Patricia Jackson.

There were seven (7) members of the public present in the audience including the Mayor's wife Maylee Fuller, and Capital Improvements Advisory Committee member Steve Wilson.

Mayor Fuller called for Public Comments.

Steven Spainhouer, 4690 Eldorado Pkwy, McKinney TX 75072, spoke in support of agenda item #25-2552 (City of McKinney Grant Application for Airport Construction)

**25-2552** Consider/Discuss/Act on a Project Grant Application Submitted by the City of McKinney, Texas (4B 25-06) in the Amount of Thirty Million and NO/100 Dollars (\$30,000,000.00) for the Construction of Eastside Airport Infrastructure and Passenger Terminal Elements Including Taxiways, Aprons, and other Airport Facilities, at McKinney National Airport, 1508 Industrial Blvd, McKinney, TX 75069

The presentation for this item not included with the agenda is documented in these minutes as *Appendix A: Item #25-2552 Grant Application Presentation*.

MCDC unanimously approved the motion made by Chris Wilkes, seconded by AJ Micheletto, to Approve the Project Grant Application.

**25-2553** Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of McKinney Community Development Corporation Sales Tax Revenue Bonds, Taxable Series 2025, Including the Adoption of a Resolution Authorizing the Issuance of Such Bonds, Establishing

Parameters for the Sale and Issuance of Such Bonds and Delegating  
Certain Matters to an Authorized Officer(s) of the Corporation

The presentation for this item not included with the agenda is documented in these minutes as *Appendix B: Item #25-2553 MCDC Bond Presentation*.

MCDC unanimously approved the motion made by David Riche, seconded by Deborah Bradford, to approve a Resolution. The resolution caption reads as follows:

**RESOLUTION NO. 2025-03-001 MCDC**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF “MCKINNEY COMMUNITY DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, TAXABLE SERIES 2025”; PLEDGING CERTAIN “PLEDGED REVENUES” OF THE CORPORATION, INCLUDING “GROSS SALES TAX REVENUES”, TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; ENACTING OTHER PROVISIONS INCIDENT AND RELATED TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SAID BONDS, INCLUDING THE APPROVAL OF A PAYING AGENT/REGISTRAR AGREEMENT AND A PURCHASE AND INVESTMENT LETTER; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE AND SALE OF THE BONDS; AND PROVIDING AN EFFECTIVE DATE**

**25-2554** Consider/Discuss/Act on All Matters Incident and Related to Approving the Resolution of the McKinney Community Development Corporation Board Action Authorizing the Issuance of the McKinney Community Development Corporation Sales Tax Revenue Bonds and the Corporation's Delegation to a Pricing Officer to Carry Out the Procedures of the Resolution and Relating to the Deposit of Sales Tax Revenues for Such Bonds, Including the Adoption of a Resolution Pertaining Thereto

The motion by Geré Feltus, seconded by Rick Franklin, to approve the Resolution carried with a vote of 4-3, Justin Beller, Patrick Cloutier, and Charlie Philips voting against. The resolution caption reads as follows:

**RESOLUTION NO. 2025-03-040 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RELATING TO THE “MCKINNEY COMMUNITY DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, TAXABLE SERIES 2025”, INCLUDING THE APPROVAL OF THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE**

**25-2555** Consider/Discuss/Act on All Matters Incident and Related to the Issuance of McKinney Economic Development Corporation Sales Tax Revenue Bonds, Including the Adoption of a Resolution Authorizing the Issuance of

Such Bonds, Establishing Parameters for the Sale and Issuance of Such Bonds and Delegating Certain Matters to an Authorized Officer(s) of the Corporation

The presentation for this item not included with the agenda is documented in these minutes as *Appendix C: Item #25-2555 MEDC Bond Presentation*.

Council approved the motion made by Thad Helsley, seconded by Matt Hamilton, to approve a Resolution. The resolution caption reads as follows:

**RESOLUTION NO. 2025-03-001 MEDC**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF MCKINNEY ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS; PLEDGING CERTAIN “PLEDGED REVENUES” OF THE CORPORATION, INCLUDING “GROSS SALES TAX REVENUES”, TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF SAID BONDS, INCLUDING ESTABLISHING PROCEDURES THEREFOR AND DELEGATING MATTERS TO AN AUTHORIZED CORPORATION OFFICER; AND PROVIDING AN EFFECTIVE DATE**

**25-2556** Consider/Discuss/Act on All Matters Incident and Related to Approving the Resolution of the McKinney Economic Development Corporation Board Action Authorizing the Issuance of the McKinney Economic Development Corporation Sales Tax Revenue Bonds and the Corporation's Delegation to a Pricing Officer to Carry Out the Procedures of the Resolution and Relating to the Deposit of Sales Tax Revenues for Such Bonds, Including the Adoption of a Resolution Pertaining Thereto

Patrick Cloutier stated he opposed the proposal because airport funding should come from non-taxpayer sources.

The motion by George Fuller, seconded by Rick Franklin, to approve resolution carried with a vote of 4-3, Justin Beller, Patrick Cloutier, Charlie Philips voting against. The resolution caption reads as follows:

**RESOLUTION NO. 2025-03-041 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RELATING TO THE “MCKINNEY ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, APPROVING (i) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINNEY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS AND THE DELEGATION TO A PRICING OFFICER TO EXECUTE A PRICING CERTIFICATE TO CARRY OUT THE PROCEDURES OF THE RESOLUTION AND (ii) RELATING TO THE DEPOSIT OF THE GROSS SALES TAX REVENUES; RESOLVING OTHER**



**MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND  
PROVIDING AN EFFECTIVE DATE**

At 4:29 p.m. Mayor Fuller, MCDC Chair Richardson-Woods, and MEDC Chair Loughmiller called for the Executive on behalf of their respective boards, in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.087. Deliberation Regarding Economic Development Matters  
- Craig Ranch Resort Hotel

At 5:02 p.m. the City Council, MCDC, and MEDC returned to the open joint meeting.

MEDC approved the motion made by Thad Helsley, seconded by Julie Williams, to approve the Craig Ranch Resort Hotel item as discussed in Executive Session.

At 5:05 p.m. the City Council, MCDC, and MEDC adjourned the joint meeting.

These minutes were approved by the City Council on May 6, 2025.

SIGNED:

\_\_\_\_\_  
GEORGE C. FULLER, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

These minutes were approved by the McKinney Community Development Corporation on \_\_\_\_\_, 2025.

SIGNED:

\_\_\_\_\_  
ANGELA RICHARDSON-WOODS  
MCDC Chair  
DAVID RICHE  
MCDC Vice Chair

ATTEST:

\_\_\_\_\_  
DEBORAH BRADFORD

MCDC Secretary  
City of McKinney, Texas

These minutes were approved by the McKinney Economic Development Corporation on \_\_\_\_\_, 2025.

SIGNED:  
  
\_\_\_\_\_  
BRIAN LOUGHMILLER  
MEDC Chair  
KURT KUEHN  
MEDC Vice Chair

ATTEST:  
  
\_\_\_\_\_  
THAD HELSLEY  
MEDC Secretary / Treasurer  
  
City of McKinney, Texas

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

- Appendix A: Item #25-2552 Grant Application Presentation*
- Appendix B: Item #25-2553 MCDC Bond Presentation*
- Appendix C: Item #25-2555 MEDC Bond Presentation*



Appendix A: Item #25-2552 Grant Application Presentation

# Eastside Development Update



March 18, 2025

## Program Schedule

### Milestone Dates

01/16/25

EA Public Meeting

01/31/25

EA Public Hearing Closes

Feb 2025

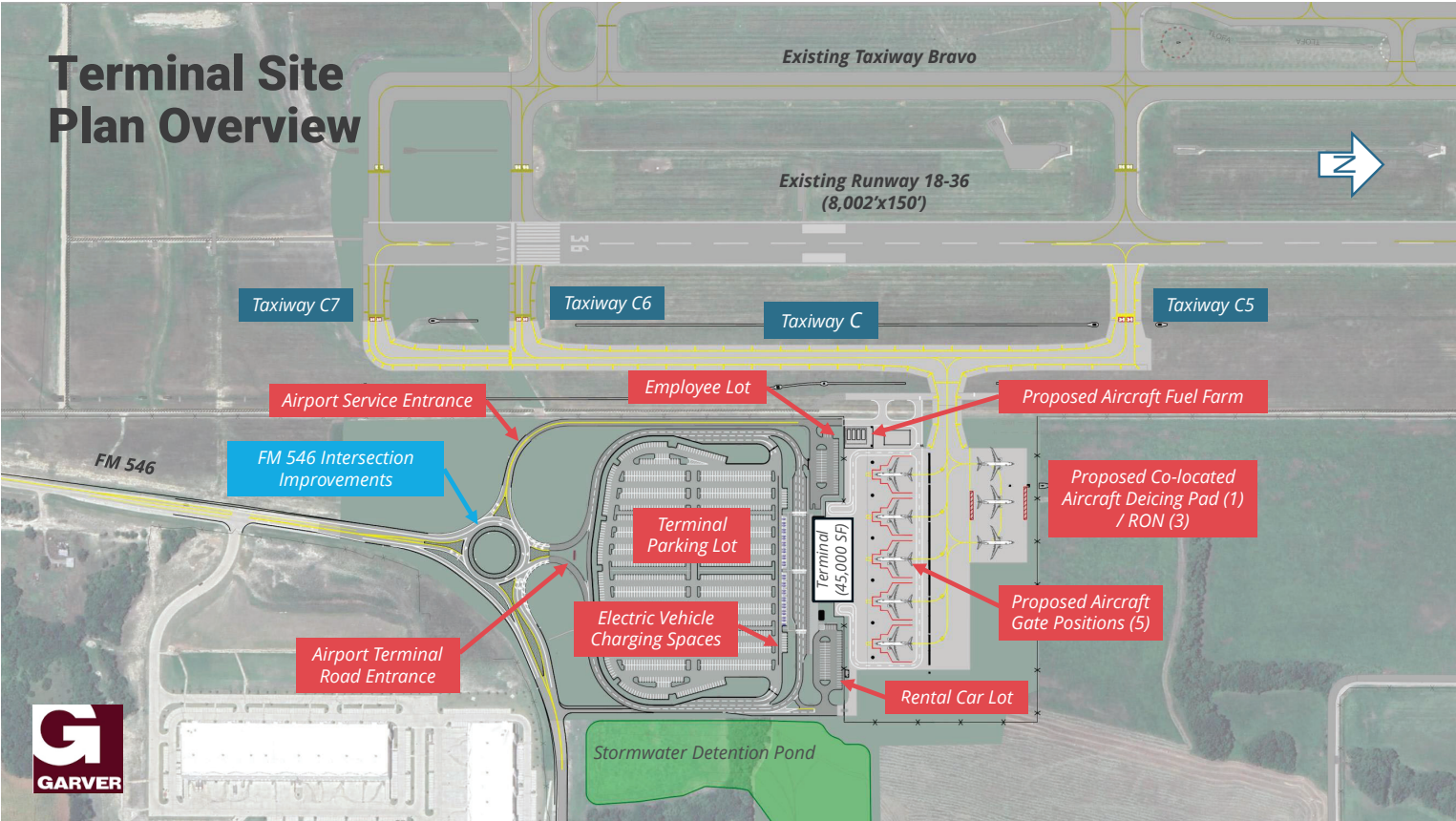
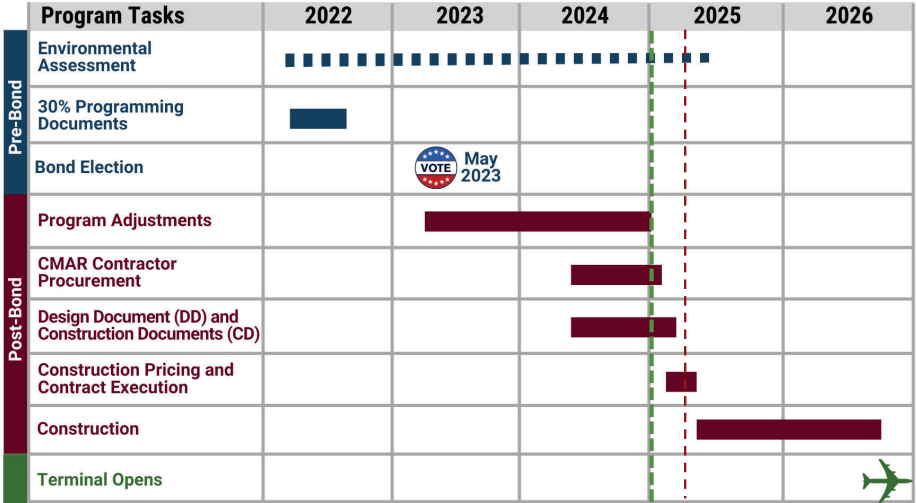
Marketing Firm Selection

April 2025

FONSI to be Issued

May 2025

Groundbreaking







# Proposed Funding Sources

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

MCDC is being asked for approval of a \$30 million Sales Tax Revenue Bond as interim financing

Once the TIFIA loan is approved the MCDC will pay the principal and interest on the loan

MEDC is being asked for approval of a \$22.4 million Sales Tax Revenue Bond

| Funding Sources                        | Total Cost Estimate | #1 Terminal | #2 Roundabout | #3 Taxiway C | #4 Fuel Farm |
|--|---------------------|-------------|---------------|--------------|--------------|
| Estimated Total Cost                   | \$75.1M             | \$43.6M     | \$11.4M       | \$15.6M      | \$4.5M       |
| MEDC Grant (awarded)                   | \$1.7M              | \$1.05M     | \$0.65M       |              |              |
| MCDC Grant (awarded)                   | \$3.6M              | \$2.6M      |               | \$0.8M       | \$0.2M       |
| TIFIA Loan (MCDC) w/ interim financing | \$30.0M             | \$25.7M     |               | \$4.3M       |              |
| MEDC Grant                             | \$22.4M             | \$11.65M    | \$10.75M      |              |              |
| Water/Wastewater Fund                  | \$2.6M              | \$2.6M      |               |              |              |
| FAA, TxDOT, TIRZ                       | \$14.8M             |             |               | \$10.5M      | \$4.3M       |
| Project Funding Total                  | \$75.1M             |             |               |              |              |

## Economic Impact Study

### Economic Impact - Construction

Table ES-1:  
Potential Economic Impact of TKI Capital Investment for Commercial Service, Year 0 (2025)





| Impact   | Employment (Jobs) | Wages (\$ Millions) | GDP (\$ Millions) | Output (\$ Millions) |
|----------|-------------------|---------------------|-------------------|----------------------|
| Direct   | 350               | \$30                | \$39              | \$63                 |
| Indirect | 90                | \$8                 | \$14              | \$27                 |
| Induced  | 160               | \$11                | \$20              | \$32                 |
| Total    | 610               | \$48                | \$74              | \$122                |

Note: Totals may not sum due to rounding. Monetary impacts are presented in 2024 dollars.

Economic Impact Study





Economic Impact – Year 1 and Year 3

Table ES-2: Potential Economic Impact of TKI Commercial Airport Operations (130,000 enplanements), Year 1 (2026)

|          |  |  |  |  |
|----------|---|---|---|---|
| Impact   | Employment (Jobs)   | Labor Income (\$ Millions)  | GDP (\$ Millions)   | Output (\$ Millions)  |
| Direct   | 190   | \$21  | \$24  | \$36  |
| Indirect | 70  | \$6   | \$9   | \$15  |
| Induced  | 110   | \$7   | \$14  | \$22  |
| Total    | 360   | \$34  | \$46  | \$73  |

Note: Totals may not sum due to rounding. Monetary impacts are presented in 2024 dollars.

Table ES-3: Potential Economic Impact of TKI Commercial Airport Operations (450,000 enplanements), Year 3 (2028)

|          |  |  |  |  |
|----------|--|---|---|---|
| Impact   | Employment (Jobs)  | Labor Income (\$ Millions)  | GDP (\$ Millions)   | Output (\$ Millions)  |
| Direct   | 880  | \$99  | \$116   | \$193   |
| Indirect | 400  | \$35  | \$51  | \$88  |
| Induced  | 570  | \$38  | \$70  | \$113   |
| Total    | 1,840  | \$172   | \$237   | \$394   |

Note: Totals may not sum due to rounding. Monetary impacts are presented in 2024 dollars.



Economic Impact Study

Economic Impact – Tax Impact

Potential Tax Impact of Commercial Airport Operations

The IMPLAN model also estimates federal, state, and local tax revenues associated with the economic impact analysis. The estimated total (direct, indirect, and induced) tax impacts from the capital investment as well as Year 1 and Year 3 of commercial airport operations are shown in Table ES-4.

Table ES-4: Potential Tax Impact of TKI Capital Investment and Commercial Airport Operations

| Impact                   | Local (\$millions) | State (\$millions) | Federal (\$millions) | Total (\$millions) |
|--------------------------|--------------------|--------------------|----------------------|--------------------|
| Capital Investment       | \$1.5              | \$1.5              | \$9.7                | \$12.7             |
| Year 1 (2026) Operations | \$1.8              | \$1.8              | \$6.7                | \$10.2             |
| Year 3 (2028) Operations | \$10.4             | \$10.3             | \$34.0               | \$54.7             |

Note: Totals may not sum due to rounding. Monetary impacts are presented in 2024 dollars.



PRO-FORMA – OPERATING

Base Case

SUMMARY OF FINANCIAL PROJECTIONS - OPERATING

McKinney National Airport - New Terminal  
Fiscal Years Ending September 30

|  |         | NPV*          | Forecast       |              |              |              |               |               |               |               |               |               |
|--|---------|---------------|----------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Calculation                            |         |               | Year 1         | Year 2       | Year 3       | Year 4       | Year 5        | Year 6        | Year 7        | Year 8        | Year 9        | Year 10       |
| Enplanements                           |         |               | 124,429        | 255,683      | 431,795      | 462,638      | 505,160       | 517,388       | 524,286       | 531,185       | 538,083       | 544,982       |
| Operational Revenues                   |         |               |                |              |              |              |               |               |               |               |               |               |
| Airline Revenues                       | [A]     | \$ 17,513,000 | \$ 497,714     | \$ 969,889   | \$ 2,177,180 | \$ 2,300,550 | \$ 2,460,320  | \$ 2,880,535  | \$ 2,983,426  | \$ 3,089,897  | \$ 3,200,072  | \$ 3,314,076  |
| Parking/Car Rental/Concession Revenues | [B]     | \$ 52,564,000 | \$ 2,244,801   | \$ 4,146,411 | \$ 6,517,263 | \$ 7,413,833 | \$ 7,930,754  | \$ 7,980,774  | \$ 8,382,561  | \$ 8,414,195  | \$ 8,815,671  | \$ 8,847,865  |
| Total Operational Revenues             | [C=A+B] | \$ 70,077,000 | \$ 2,742,515   | \$ 5,116,300 | \$ 8,694,443 | \$ 9,714,383 | \$ 10,391,074 | \$ 10,861,309 | \$ 11,365,986 | \$ 11,504,092 | \$ 12,015,742 | \$ 12,161,940 |
| Operation and Maintenance Expenses     | [D]     | \$ 54,443,000 | \$ 4,601,806   | \$ 5,687,833 | \$ 6,566,273 | \$ 6,938,970 | \$ 7,328,120  | \$ 7,734,374  | \$ 7,966,405  | \$ 8,205,397  | \$ 8,451,559  | \$ 8,705,106  |
| Net Operating Revenues/(Loss)          | [E=C-D] | \$ 15,634,000 | \$ (1,859,291) | \$ (571,533) | \$ 2,128,171 | \$ 2,775,413 | \$ 3,062,954  | \$ 3,126,935  | \$ 3,399,581  | \$ 3,298,695  | \$ 3,564,183  | \$ 3,456,834  |

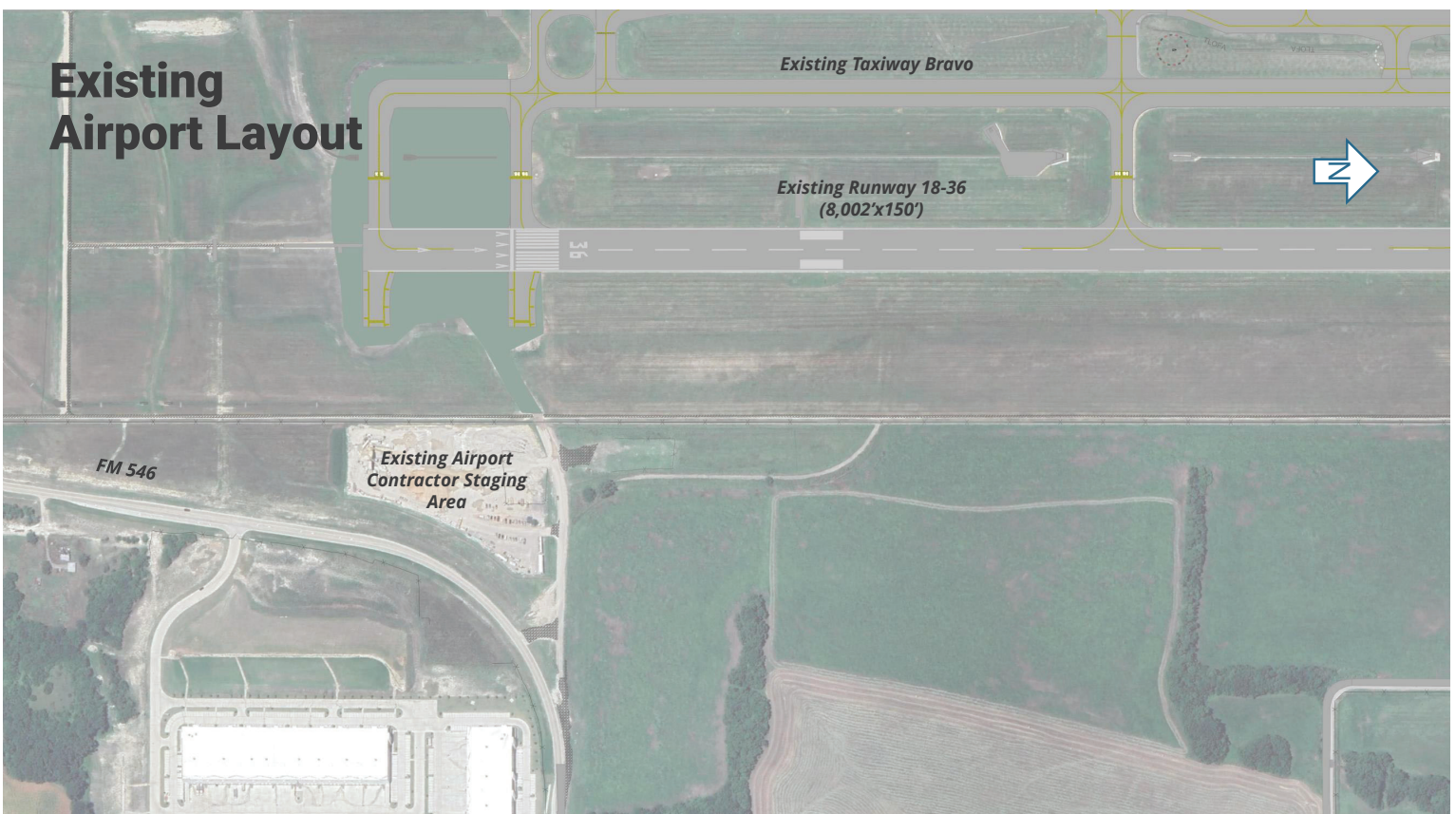
\* Net Present Value (NPV) – Calculation used to evaluate investments. Assumes 5% discount rate.





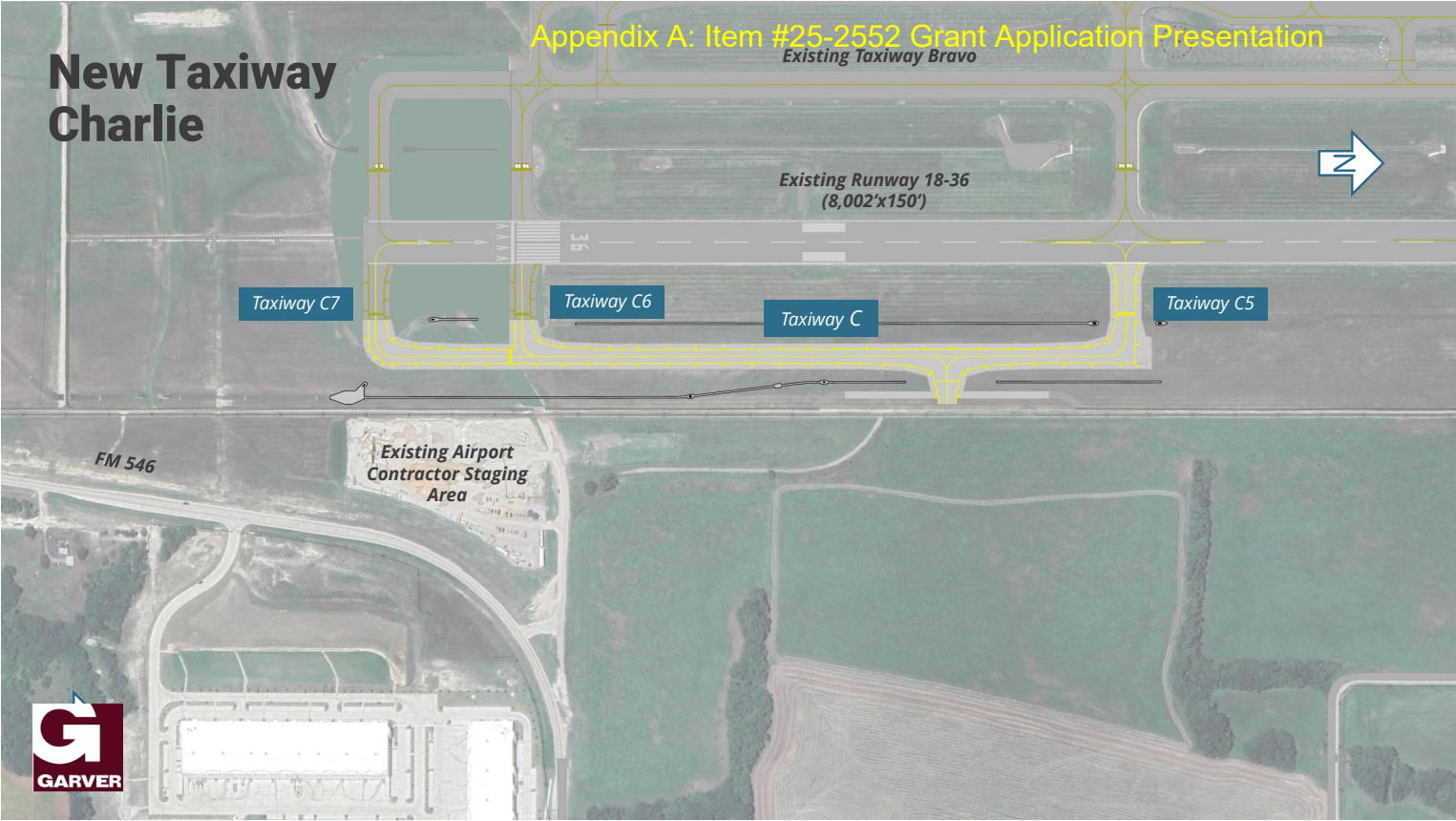
# Joint Meeting Agenda

1. The MCDC Board will Act on Project Grant Application
2. The MCDC Board will Act on a Resolution Authorizing the Issuance of MCDC Sales Tax Revenue Bonds
3. The City Council will Act on a Resolution Authorizing the MCDC issuance of Sales Tax Revenue Bonds
4. The MEDC Board will Act on a Resolution Authorizing the Issuance of MEDC Sales Tax Revenue Bonds
5. The City Council will Act on a Resolution Authorizing the MEDC issuance of Sales Tax Revenue Bonds

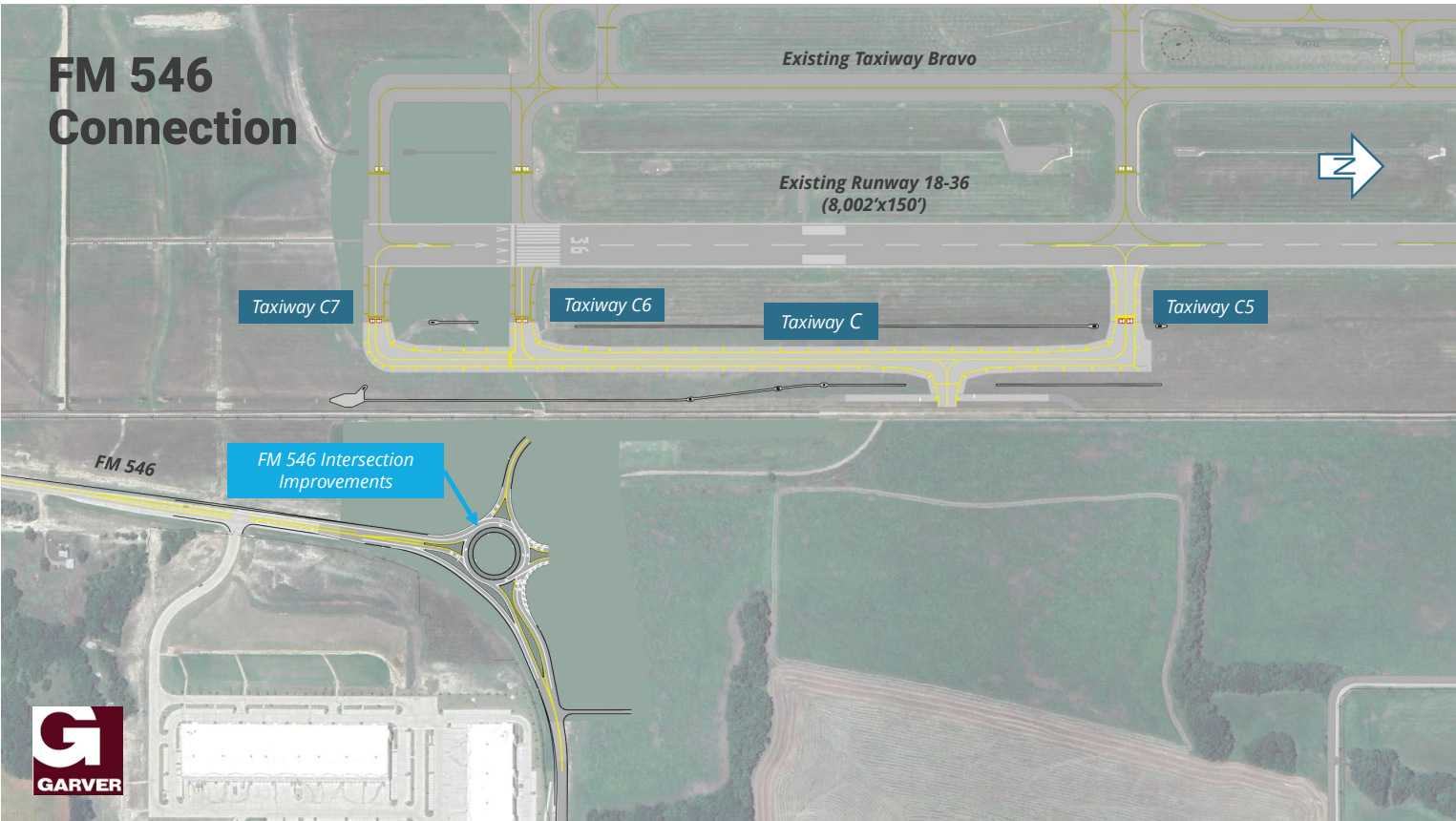




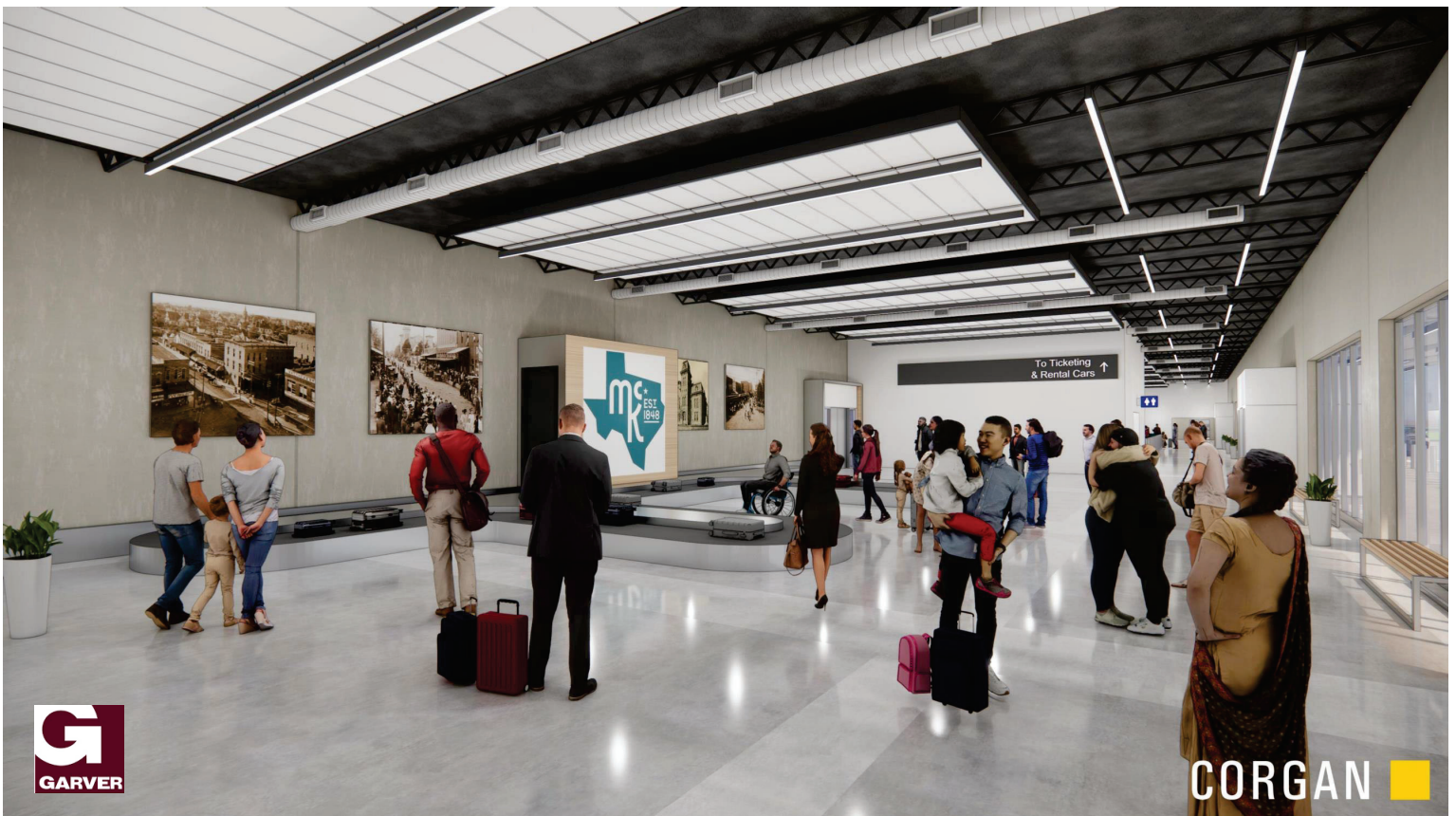
# New Taxiway Charlie



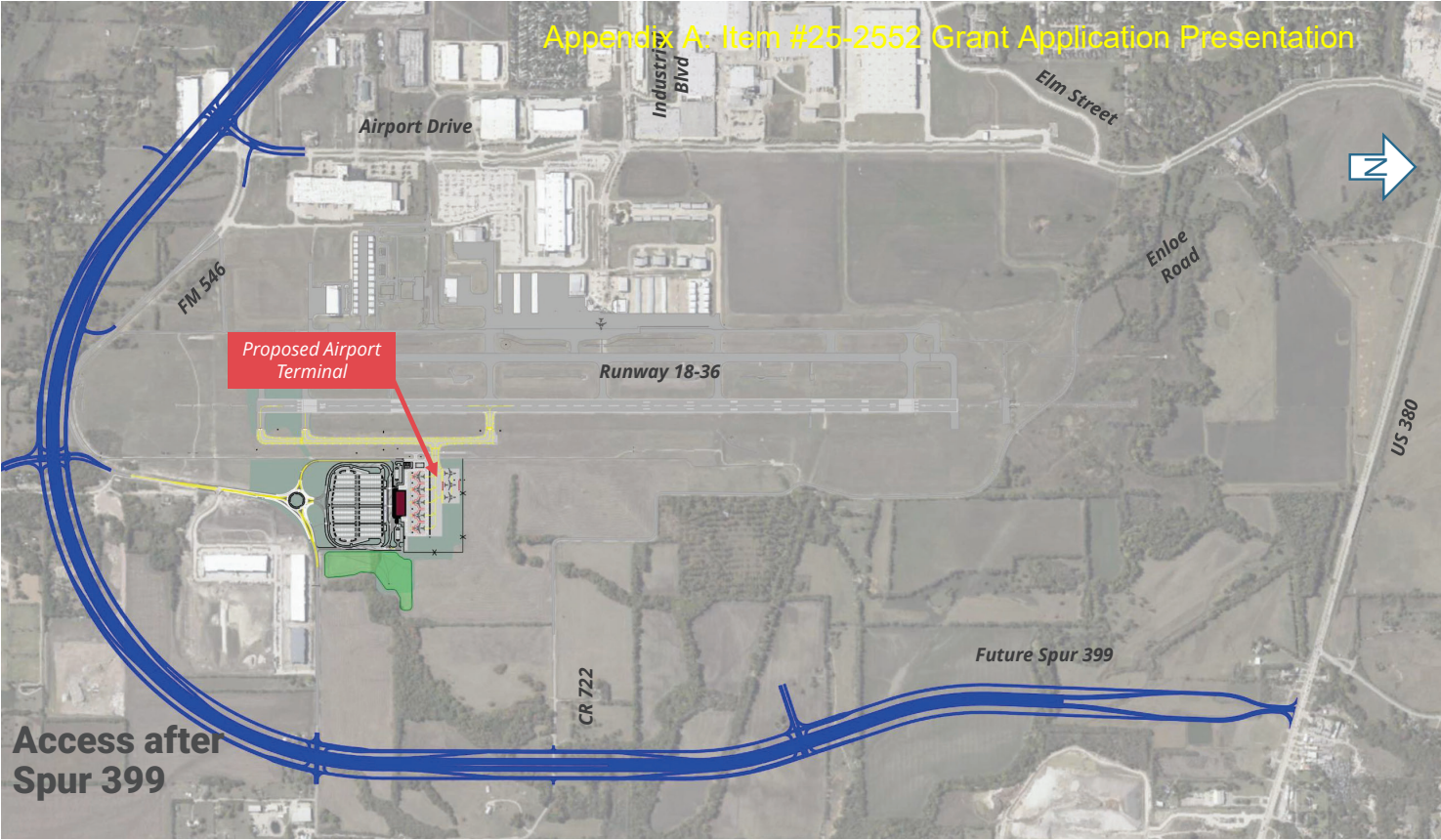
# FM 546 Connection











# PRO-FORMA – NET CAPITAL DEPOSIT

Base Case

| SUMMARY OF FINANCIAL PROJECTIONS         |             |                |                |                |              |              |               |               |               |               |               |               |
|--|-------------|----------------|----------------|----------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
| McKinney National Airport - New Terminal |             |                |                |                |              |              |               |               |               |               |               |               |
| Fiscal Years Ending September 30         |             |                |                |                |              |              |               |               |               |               |               |               |
|  | Calculation | NPV*           | Forecast       |                |              |              |               |               |               |               |               |               |
|  |             |                | Year 1         | Year 2         | Year 3       | Year 4       | Year 5        | Year 6        | Year 7        | Year 8        | Year 9        | Year 10       |
| Enplanements                             |             |                | 124,429        | 255,683        | 431,795      | 462,638      | 505,160       | 517,388       | 524,286       | 531,185       | 538,083       | 544,982       |
| Operational Revenues                     |             |                |                |                |              |              |               |               |               |               |               |               |
| Airline Revenues                         | [A]         | \$ 17,513,000  | \$ 497,714     | \$ 969,889     | \$ 2,177,180 | \$ 2,300,550 | \$ 2,460,320  | \$ 2,880,535  | \$ 2,983,426  | \$ 3,089,897  | \$ 3,200,072  | \$ 3,314,076  |
| Parking/Car Rental/Concession Revenues   | [B]         | \$ 52,564,000  | \$ 2,244,801   | \$ 4,146,411   | \$ 6,517,263 | \$ 7,413,833 | \$ 7,930,754  | \$ 7,980,774  | \$ 8,382,561  | \$ 8,414,195  | \$ 8,815,671  | \$ 8,847,865  |
| Total Operational Revenues               | [C=A+B]     | \$ 70,077,000  | \$ 2,742,515   | \$ 5,116,300   | \$ 8,694,443 | \$ 9,714,383 | \$ 10,391,074 | \$ 10,861,309 | \$ 11,365,986 | \$ 11,504,092 | \$ 12,015,742 | \$ 12,161,940 |
| Operation and Maintenance Expenses       | [D]         | \$ 54,443,000  | \$ 4,601,806   | \$ 5,687,833   | \$ 6,566,273 | \$ 6,938,970 | \$ 7,328,120  | \$ 7,734,374  | \$ 7,966,405  | \$ 8,205,397  | \$ 8,451,559  | \$ 8,705,106  |
| Net Operating Revenues/(Loss)            | [E=C-D]     | \$ 15,634,000  | \$ (1,859,291) | \$ (571,533)   | \$ 2,128,171 | \$ 2,775,413 | \$ 3,062,954  | \$ 3,126,935  | \$ 3,399,581  | \$ 3,298,695  | \$ 3,564,183  | \$ 3,456,834  |
| Less transfers to:                       |             |                |                |                |              |              |               |               |               |               |               |               |
| Debt Service (Net of PFC Revenues)       | [F]         | \$ 19,950,000  | \$ 3,037,253   | \$ 2,516,053   | \$ 1,816,853 | \$ 1,694,353 | \$ 1,525,453  | \$ 3,181,666  | \$ 3,154,166  | \$ 3,126,866  | \$ 3,099,566  | \$ 3,072,066  |
| Operating and Maintenance Reserves       | [G]         | \$ 3,035,000   | \$ 292,937     | \$ 431,203     | \$ 547,547   | \$ 592,511   | \$ 687,557    | \$ 789,592    | \$ 100,240    | \$ 103,248    | \$ 106,345    | \$ 109,535    |
| Net Capital Deposit/(Shortfall)          | [H=E-F-G]   | \$ (7,351,000) | \$ (5,189,481) | \$ (3,518,790) | \$ (236,229) | \$ 488,549   | \$ 849,943    | \$ (844,324)  | \$ 145,174    | \$ 68,581     | \$ 358,271    | \$ 275,232    |

\* Net Present Value (NPV) – Calculation used to evaluate investments. Assumes 5% discount rate.



## Gap Funding Options

- \$14.8 Million
  - Option #1
  - Option #2
- FAA and/or State of Texas provide grant funding to fill the gap

2025 TIRZ 2 Grant - \$8.0 million

2026 TIRZ 2 Grant - \$3.4 million

2027 TIRZ 2 Grant - \$3.4 million
- Grants from TIRZ or other city sources can be repaid by PFCs collected. The PFCs will also go towards repaying the MEDC and MCDC funds spent on the eligible project costs.
  - Estimated PFC split –

|               |        |           |             |
|---------------|--------|-----------|-------------|
| Option #1     |        | 1         | 3           |
| Enplanements  |        | 130,000   | 450,000     |
| PFC Estimates |        | \$570,700 | \$1,975,000 |
| CDC PFC       | 76.19% | \$434,841 | \$1,504,837 |
| EDC PFC       | 23.81% | \$135,859 | \$470,163   |
| City PFC      | 0.00%  | \$0       | \$0         |

|               |        |           |             |
|---------------|--------|-----------|-------------|
| Option #2     |        | 1         | 3           |
| Enplanements  |        | 130,000   | 450,000     |
| PFC Estimates |        | \$570,700 | \$1,975,000 |
| CDC PFC       | 57.63% | \$328,873 | \$1,138,118 |
| EDC PFC       | 18.00% | \$102,751 | \$355,587   |
| City PFC      | 24.37% | \$139,076 | \$481,295   |

March 18, 2025



Sales Tax Revenue Bonds, Taxable Series 2025  
Interim Financing for Improvements to the McKinney National Airport



CDC INTERIM FINANCING SCHEDULE AND RESULT

Schedule

| Date              | Day         | Event   |
|-------------------|-------------|---|
| January 23, 2025  | (Thursday)  | Present plan of finance to the CDC Board.       |
| February 19, 2025 | (Wednesday) | Send out RFP to banks.                          |
| March 12, 2025    | (Wednesday) | Receive proposals from banks.                   |
| March 14, 2025    | (Friday)    | Select winning proposal and finalize documents. |
| March 18, 2025    | (Tuesday)   | CDC Board approves the sale of the Bonds.       |
| March 18, 2025    | (Tuesday)   | City Council approves the sale of the Bonds.    |
| April 8, 2025     | (Tuesday)   | Receive AG approval on the Bonds.               |
| April 15, 2025    | (Tuesday)   | Deliver the Bonds and receive funds.            |

Result

- The CDC received 34 proposals from 10 different banks.
- The Truist Bank proposal for a 7-year structure with a make-whole call executable at anytime was deemed most attractive for this interim financing.
- The Bonds can be refinanced later with the proceeds of a federal loan or long-term bonds.



CDC PRO FORMA AFTER THE ISSUANCE OF THE BONDS

|       |                             |                      | TIC: 4.2710% <sup>(2)</sup>                     |               |              |               |                       |                             |                      |       |
|-------|-----------------------------|----------------------|---|---------------|--------------|---------------|-----------------------|-----------------------------|----------------------|-------|
|       |                             |                      | Delivery: 4/15/2025                             |               |              |               |                       |                             |                      |       |
|       |                             |                      | Par Amount: \$ 30,170,000                       |               |              |               |                       |                             |                      |       |
|       |                             |                      | Project Funds: \$ 30,000,000                    |               |              |               |                       |                             |                      |       |
|       |                             |                      | DSRF Contribution: \$ - <sup>(3)</sup>          |               |              |               |                       |                             |                      |       |
|       |                             |                      | Total Issuance Costs: \$ 170,000 <sup>(4)</sup> |               |              |               |                       |                             |                      |       |
|       |                             |                      | Sales Tax Revenue Bonds, Taxable Series 2025    |               |              |               |                       |                             |                      |       |
|       |                             |                      | [C]   | [D]           | [E]=[C]+[D]  | [F]=[B]+[E]   | [G]=[A]/[F]           | [H]=[A]-[F]                 |                      |       |
| FYE   | [A]<br>Projected<br>Pledged | [B]<br>Existing Debt |   |               |              |               |                       |                             |                      |       |
| 9/30  | Revenues <sup>(1)</sup>     | Growth               | Service   | Principal     | Interest     | Debt Service  | Total Debt<br>Service | Debt<br>Service<br>Coverage | Remaining<br>Revenue | FYE   |
| 2025  | \$ 23,883,071               |                      | \$ 1,717,867                                    | \$ -          | \$ 429,420   | \$ 429,420    | \$ 2,147,286          | 11.12 X                     | \$ 21,735,785        | 2025  |
| 2026  | 23,883,071                  | 0.0%                 | 1,717,589                                       | -             | 1,288,259    | 1,288,259     | 3,005,848             | 7.95 X                      | 20,877,223           | 2026  |
| 2027  | 23,883,071                  | 0.0%                 | 1,718,873                                       | -             | 1,288,259    | 1,288,259     | 3,007,132             | 7.94 X                      | 20,875,939           | 2027  |
| 2028  | 23,883,071                  | 0.0%                 | 1,717,015                                       | -             | 1,288,259    | 1,288,259     | 3,005,274             | 7.95 X                      | 20,877,797           | 2028  |
| 2029  | 23,883,071                  | 0.0%                 | 1,717,525                                       | 7,080,000     | 1,288,259    | 8,368,259     | 10,085,784            | 2.37 X                      | 13,797,287           | 2029  |
| 2030  | 23,883,071                  | 0.0%                 | 1,720,140                                       | 7,375,000     | 985,943      | 8,360,943     | 10,081,083            | 2.37 X                      | 13,801,988           | 2030  |
| 2031  | 23,883,071                  | 0.0%                 | 1,719,585                                       | 7,695,000     | 671,031      | 8,366,031     | 10,085,615            | 2.37 X                      | 13,797,456           | 2031  |
| 2032  | 23,883,071                  | 0.0%                 | 1,721,657                                       | 8,020,000     | 342,454      | 8,362,454     | 10,084,111            | 2.37 X                      | 13,798,960           | 2032  |
| 2033  | 23,883,071                  | 0.0%                 | 1,721,255                                       | -             | -            | -             | 1,721,255             | 13.88 X                     | 22,161,816           | 2033  |
| 2034  | 23,883,071                  | 0.0%                 | 1,718,379                                       | -             | -            | -             | 1,718,379             | 13.90 X                     | 22,164,692           | 2034  |
| 2035  | 23,883,071                  | 0.0%                 | 1,718,030                                       | -             | -            | -             | 1,718,030             | 13.90 X                     | 22,165,042           | 2035  |
| 2036  | 23,883,071                  | 0.0%                 | -   | -             | -            | -             | -                     |                             | 23,883,071           | 2036  |
| Total |                             |                      | \$ 18,907,914                                   | \$ 30,170,000 | \$ 7,581,883 | \$ 37,751,883 | \$ 56,659,797         |                             |                      | Total |

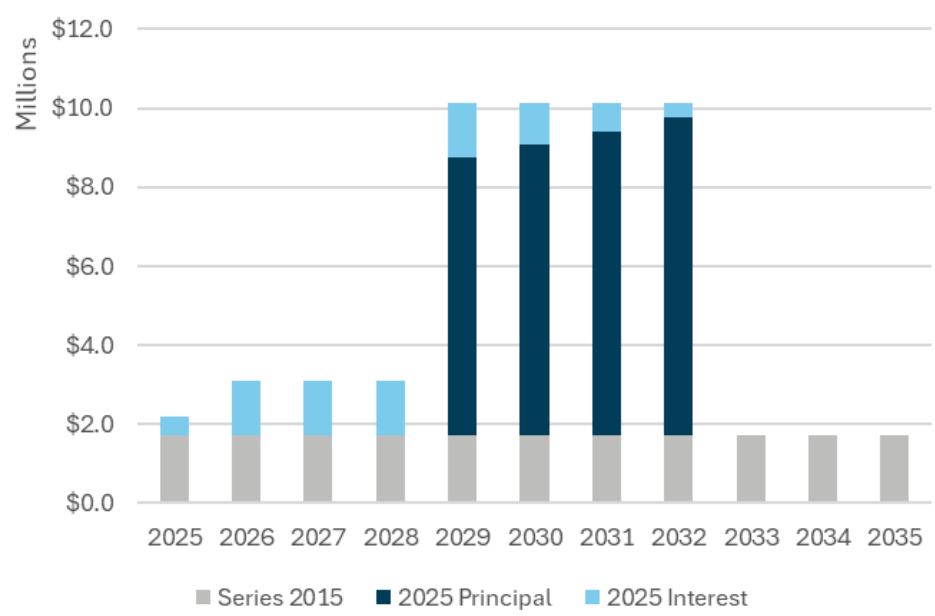
<sup>(1)</sup> FY24 revenues were \$23,883,071. Estimated FY25 revenues are \$24,592,569.

<sup>(2)</sup> Truist Bank rates with Make Whole Call, 3/12/25.

<sup>(3)</sup> CDC will make montly reserve fund deposits (approximately \$132,000).

<sup>(4)</sup> Includes total estimated costs of issuance.





FINANCE TEAM

|                     |                       |
|---------------------|-----------------------|
| Issuer              | McKinney CDC          |
| Financial Advisor   | Estrada Hinojosa      |
| Bond Counsel        | Norton Rose Fulbright |
| Purchaser           | Truist Bank           |
| Purchaser’s Counsel | Jackson Walker        |
| Paying Agent        | Truist Bank           |

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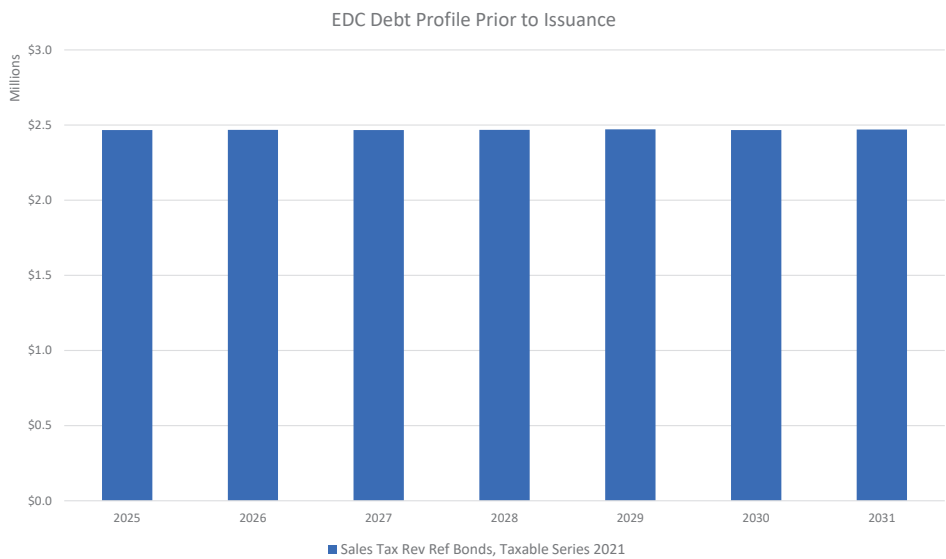


Plan of Finance  
– Sales Tax Revenue Bonds, Series 2025A-B



EDC DEBT PRIOR TO ISSUANCE

Rating: AA S&P  
Call Date: Make-Whole



EDC PROJECTS TO BE FINANCED WITH THE 2025A-B BONDS

|               | Series 2025A<br>Taxable | Series 2025B<br>Tax-Exempt | Total        |
|---------------|-------------------------|----------------------------|--------------|
| Land Purchase | \$40,000,000            |                            | \$40,000,000 |
| Airport       |                         |                            |              |
| Roundabout    |                         | \$10,750,000               | \$10,750,000 |
| Parking       | \$11,650,000            |                            | \$11,650,000 |
| Total Airport | \$11,650,000            | \$10,750,000               | \$22,400,000 |
| Grand Total   | \$51,650,000            | \$10,750,000               | \$62,400,000 |

Note: A tax-exempt bond, typically a municipal bond, is a debt security issued by a state or local government where the interest earned on the bond is exempt from federal income taxation, and often state and local income taxes as well. A taxable bond on the other hand is one where the interest is subject to federal and possibly state and local income taxes.

The tax status of the bond (tax-exempt or taxable) has nothing to do with the pledge/payment source of the bond, which is in this case is sales taxes.

EDC PRO FORMA – PROPOSED 2025A-B ISSUANCES

|           |                                 |        |                       | TIC: 5.83421% <sup>(2)</sup><br>Delivery: 4/30/2025<br>Par Amount: \$ 54,310,000<br>Project Funds: \$ 51,650,000<br>DSRF Contribution: \$ 2,133,488 <sup>(4)</sup><br>Total Issuance Costs: \$ 526,512 <sup>(5)</sup> |               |                | TIC: 4.70501% <sup>(3)</sup><br>Delivery: 4/30/2025<br>Par Amount: \$ 10,730,000<br>Project Funds: \$ 10,750,000<br>DSRF Contribution: \$ 421,512 <sup>(4)</sup><br>Total Issuance Costs: \$ 103,338 <sup>(5)</sup> |               |               | TIC: 5.64418%<br>Delivery: 4/30/2025<br>Par Amount: \$ 65,040,000<br>Project Funds: \$ 62,400,000<br>DSRF Contribution: \$ 2,555,000 <sup>(4)</sup><br>Total Issuance Costs: \$ 629,850 <sup>(5)</sup> |                  |                   |          |
|-----------|---------------------------------|--------|-----------------------|---|---------------|----------------|---|---------------|---------------|--|------------------|-------------------|----------|
| Projected |                                 |        |                       | Sales Tax Revenue Bonds, Taxable Series 2025A   |               |                | Sales Tax Revenue Bonds, Series 2025B   |               |               | Debt   |                  |                   |          |
| FYE       | Pledged Revenues <sup>(1)</sup> | Growth | Existing Debt Service | Principal   | Interest      | Debt Service   | Principal   | Interest      | Debt Service  | Total Debt   | Service Coverage | Remaining Revenue | FYE 9/30 |
| 2025      | \$ 23,883,071                   |        | \$ 2,466,680          | \$ -  | \$ 1,049,261  | \$ 1,049,261   | \$ -  | \$ 183,618    | \$ 183,618    | \$ 3,699,558   | 6.46 X           | \$ 20,183,513     | 2025     |
| 2026      | 23,883,071                      | 0.0%   | 2,468,527             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,136,596  | 3.89 X           | 17,746,475        | 2026     |
| 2027      | 23,883,071                      | 0.0%   | 2,466,767             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,134,836  | 3.89 X           | 17,748,235        | 2027     |
| 2028      | 23,883,071                      | 0.0%   | 2,468,393             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,136,462  | 3.89 X           | 17,746,609        | 2028     |
| 2029      | 23,883,071                      | 0.0%   | 2,471,066             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,139,135  | 3.89 X           | 17,743,936        | 2029     |
| 2030      | 23,883,071                      | 0.0%   | 2,467,262             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,135,331  | 3.89 X           | 17,747,740        | 2030     |
| 2031      | 23,883,071                      | 0.0%   | 2,470,336             | -   | 3,121,769     | 3,121,769      | -   | 546,300       | 546,300       | 6,138,405  | 3.89 X           | 17,744,666        | 2031     |
| 2032      | 23,883,071                      | 0.0%   | -                     | 1,135,000   | 3,121,769     | 4,256,769      | 235,000   | 546,300       | 781,300       | 5,038,069  | 4.74 X           | 18,845,002        | 2032     |
| 2033      | 23,883,071                      | 0.0%   | -                     | 1,195,000   | 3,063,998     | 4,258,998      | 245,000   | 533,963       | 778,963       | 5,037,960  | 4.74 X           | 18,845,111        | 2033     |
| 2034      | 23,883,071                      | 0.0%   | -                     | 1,255,000   | 3,001,021     | 4,256,021      | 260,000   | 521,100       | 781,100       | 5,037,121  | 4.74 X           | 18,845,950        | 2034     |
| 2035      | 23,883,071                      | 0.0%   | -                     | 1,325,000   | 2,934,883     | 4,259,883      | 275,000   | 507,450       | 782,450       | 5,042,333  | 4.74 X           | 18,840,739        | 2035     |
| 2036      | 23,883,071                      | 0.0%   | -                     | 1,395,000   | 2,864,923     | 4,259,923      | 285,000   | 493,013       | 778,013       | 5,037,935  | 4.74 X           | 18,845,136        | 2036     |
| 2037      | 23,883,071                      | 0.0%   | -                     | 1,465,000   | 2,790,430     | 4,255,430      | 300,000   | 478,050       | 778,050       | 5,033,480  | 4.74 X           | 18,849,592        | 2037     |
| 2038      | 23,883,071                      | 0.0%   | -                     | 1,545,000   | 2,711,759     | 4,256,759      | 320,000   | 462,300       | 782,300       | 5,039,059  | 4.74 X           | 18,844,012        | 2038     |
| 2039      | 23,883,071                      | 0.0%   | -                     | 1,630,000   | 2,628,175     | 4,258,175      | 335,000   | 445,500       | 780,500       | 5,038,675  | 4.74 X           | 18,844,397        | 2039     |
|           |                                 |        |                       |   |               |                |   |               |               |  |                  |                   |          |
| 2050      | 23,883,071                      | 0.0%   | -                     | 3,015,000   | 1,241,397     | 4,256,397      | 590,000   | 192,713       | 782,713       | 5,039,109  | 4.74 X           | 18,843,962        | 2050     |
| 2051      | 23,883,071                      | 0.0%   | -                     | 3,195,000   | 1,064,416     | 4,259,416      | 620,000   | 161,738       | 781,738       | 5,041,154  | 4.74 X           | 18,841,918        | 2051     |
| 2052      | 23,883,071                      | 0.0%   | -                     | 3,385,000   | 875,272       | 4,260,272      | 650,000   | 132,288       | 782,288       | 5,042,560  | 4.74 X           | 18,840,512        | 2052     |
| 2053      | 23,883,071                      | 0.0%   | -                     | 3,585,000   | 674,880       | 4,259,880      | 680,000   | 101,413       | 781,413       | 5,041,293  | 4.74 X           | 18,841,779        | 2053     |
| 2054      | 23,883,071                      | 0.0%   | -                     | 3,795,000   | 462,648       | 4,257,648      | 710,000   | 69,113        | 779,113       | 5,036,761  | 4.74 X           | 18,846,311        | 2054     |
| 2055      | 23,883,071                      | 0.0%   | -                     | 4,020,000   | 237,984       | 4,257,984      | 745,000   | 35,388        | 780,388       | 5,038,372  | 4.74 X           | 18,844,700        | 2055     |
| Total     |                                 |        | \$ 17,279,031         | \$ 54,310,000   | \$ 67,659,949 | \$ 121,969,949 | \$ 10,730,000   | \$ 11,462,743 | \$ 22,192,743 | \$ 161,441,722   |                  |                   | Total    |

FY24 revenues were \$23,883,071

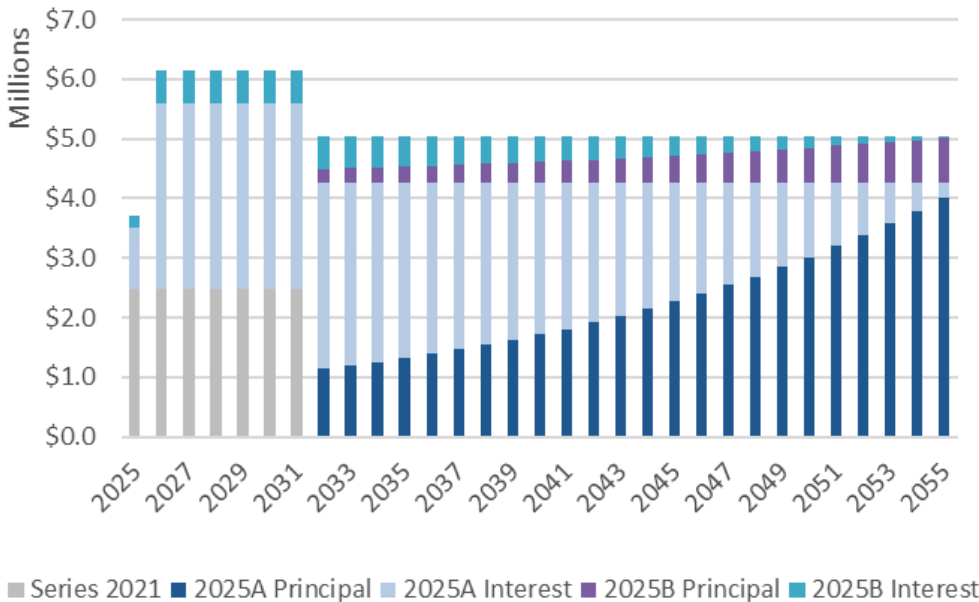
Assumes current market Taxable AA rates, 3/14/25, plus 25 bps.

Assumes current market Tax-Exempt AA rates, 3/14/25, plus 25 bps.

Assumes Average Annual Debt Service on the portfolio minus existing DSRF fund balance.

Includes total estimated costs of issuance.

EDC DEBT PROFILE – AFTER PROPOSED 2025A-B ISSUANCES



EDC DEBT ISSUANCES PRELIMINARY SCHEDULE

| Date              | Day         | Event   |
|-------------------|-------------|---|
| January 21, 2025  | (Tuesday)   | Present plan of finance to EDC Board.   |
| February 21, 2025 | (Friday)    | Send draft of the Preliminary Official Statements ("POS") to working group.   |
| March 14, 2025    | (Friday)    | 10:00 AM - Conference call with rating agency.                                |
| March 18, 2025    | (Tuesday)   | EDC Board approves parameters resolution authorizing the sale of the Bonds.   |
| March 18, 2025    | (Tuesday)   | City Council approves parameters ordinance authorizing the sale of the Bonds. |
| March 26, 2025    | (Wednesday) | Receive rating.   |
| March 28, 2025    | (Friday)    | 11:00 AM - Due Diligence call with the underwriters.                          |
| March 31, 2025    | (Monday)    | Send the POS to the printer.  |
| April 8, 2025     | (Tuesday)   | Price the Bonds in a negotiated sale.   |
| April 8, 2025     | (Tuesday)   | Pricing officer approves the sale of the Bonds.                               |
| April 23, 2025    | (Wednesday) | Receive AG approval on the Bonds.   |
| April 30, 2025    | (Wednesday) | Deliver the Bonds and receive funds.  |



|                       |  |
|-----------------------|--|
| Issuer                | McKinney EDC                           |
| Financial Advisor     | Estrada Hinojosa                       |
| Bond Counsel          | Norton Rose Fulbright                  |
| Underwriters          | BOK (senior)<br>Baird<br>Raymond James |
| Underwriters' Counsel | McCall, Parkhurst & Horton             |
| Paying Agent          | Bank of Texas                          |

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