

REINVESTMENT ZONE NUMBER TWO

NOVEMBER 7, 2023

The Reinvestment Zone Number Two of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, November 7, 2023 at 5:30 p.m.

This meeting was broadcasted live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and 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.

TIRZ2 Board Chair Charlie Philips called the meeting to order at 5:30 p.m. upon determining a quorum consisting of himself and the following board members were present:

- TIRZ1 Vice Chair Rick FranklinMcKinney City Council
- George FullerMayor, City of McKinney
- Justin BellerMcKinney City Council
- Patrick CloutierMcKinney City Council
- Geré FeltusMcKinney City Council
- Michael JonesMcKinney City Council
- Jon Dell'AntoniaAirport Zone Representative
- Darrell HaleCollin County Commissioners Court

These City of McKinney staff members were present: City Manager, Paul Grimes; Assistant City Manager Kim Flom; Assistant City Manager, Barry Shelton; Assistant City Manager, Steve Tilton; City Attorney, Mark Houser; City Secretary, Empress Drane; Director of Airport, Ken Carley; and Deputy City Secretary, Tenitrus Bethel.

There were approximately (8) eight members of the public present at the meeting.

Chairman Philips called for public comments regarding non-public hearing items; at which time there were no requests to address the board.

Chairman Philips called for regular items discussion.

23-0897 Minutes of the Tax Increment Reinvestment Zone Number Two (TIRZ2)
Board Meeting of March 7, 2023

The Board unanimously approved the motion by Member Fuller, seconded by Member Hale, to approve the minutes.

23-0898 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney for TIRZ Funding for the McKinney National Airport Project AI2455, Access Taxilane A4; and Accompanying Resolution of the TIRZ2 Board; caption reads as follows:

RESOLUTION NO. 2023-11-001 TIRZ2

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY, TEXAS, APPROVING FUNDING FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2455, ACCESS TAXILANE A4; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

The presentation for this item will be included in the appendix of these minutes as "*Appendix A – McKinney National Airport*"

The Board unanimously approved the motion by Vice Chair Franklin, seconded by Member Fuller to close the public hearing and approve the resolution.

Board members unanimously approved the motion by Member Fuller, seconded by Member Jones, to adjourn the meeting at 5:50 p.m.

CHARLIE PHILIPS
Chairman

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

“Appendix A – McKinney National Airport”

MCKINNEY NATIONAL AIRPORT



TIRZ 2 – FUNDING REQUEST



Requesting \$2.864 million in TIRZ 2 funds for McKinney National Airport Access Taxilane A4 construction project



TIRZ 2 FY2023 end of year fund balance is \$7.458 million



TIRZ 2 is estimated to accrue an additional \$2.836 million in FY2024



If request is approved, TIRZ 2 fund balance is estimated to be \$7.43 million at fiscal year end 2024.



ENABLES PROJECT DEVELOPMENT

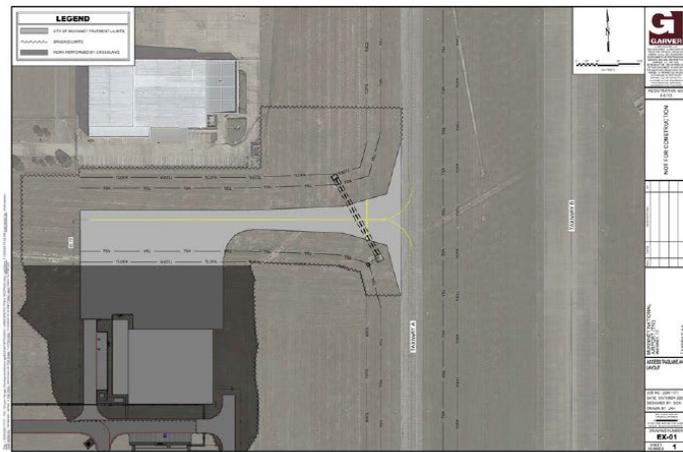
TIRZ 2 Mission Statement: “Develop the premier general aviation reliever airport in the DFW Metroplex with future commercial service goals.”

TIRZ 2 Vision: “McKinney National Airport is an air transportation center and economic engine for the North Dallas Region, facilitating general aviation, business aviation and related services by an aggressive marketing program and aeronautical service, infrastructure and facility develop program.”

The project will enable the development of 10.25 acres of aeronautical use land

Three aircraft hangars will be built on the property

SCOPE OF WORK DIAGRAM



SLIDE 4

ACCESS TAXILANE A4 BUILDOUT DIAGRAM



SLIDE 5

REVENUE STREAMS



Total value of the new hangar facilities and based aircraft is estimated to be over \$200 million in taxable assets



Land rents will be over \$180,000 annually CPI adjustments every 2 years



Annual net revenue from fuel sales & aeronautical services is estimated to be \$350,000

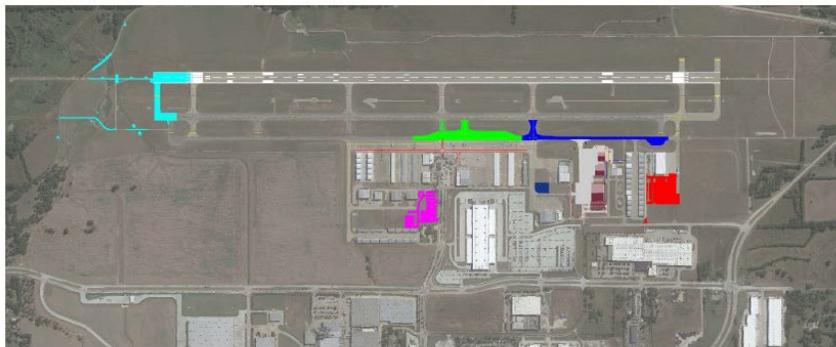
SLIDE 6

TAXIWAY A RELOCATION/REHABILITATION PROJECT DIAGRAM



SLIDE 7

ACTIVE AIRPORT PROJECTS



SLIDE 8

QUESTIONS?



SLIDE 9