



April 27, 2026

VIA EMAIL kcarley@flytki.com
Kenneth Carley, A.A.E., Airport Director
McKinney National Airport
1508 E. Industrial Blvd.
McKinney, TX 75069

Locations

Celina Campus

Collin Higher
Education Center
McKinney, Texas

Courtyard Center
Plano, Texas

Farmersville Campus

Frisco Campus

McKinney Campus

Plano Campus

Public Safety
Training Center
McKinney, Texas

Technical Campus
Allen, Texas

Wylie Campus

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Re: Letter of Intent / Collin College Airport Campus

Dear Ken,

This Letter of Intent (“LOI”) confirms the desire for Collin County Community College District (“Collin College”) and the City of McKinney, Texas (the “City”) to ground lease portions of tracts D and E, ±13.64 acres of aeronautical use land (the “Land”) located at the McKinney National Airport (“TKI”) with direct connectivity to Taxi-lane B5. The purpose of the ground lease is to construct facilities to enable Collin College’s planned commencement of a college facility for educational programs involving aeronautical uses, including aviation programs that will train and certify aircraft mechanics and pilots. This LOI is in advance of the parties executing a more definitive agreement or ground lease on a date mutually agreed to by Collin College and the City.

While the City and Collin College (collectively, the “Parties” or singularly, a “Party”) acknowledge that this LOI is not intended to be enforceable against either Party, it shall serve to outline the basic terms to be embodied in a more definitive lease or other agreement (hereinafter “Ground Lease”), which, if and when executed and subject to the understandings set forth herein, shall become binding on each of the Parties. Neither Party shall rely on the basic principles and understandings contained herein. Neither Party shall be bound until the final Ground Lease is signed by both Parties.

Within that framework, the following are proposed terms to be negotiated for a Ground Lease:

- The City would lease the Land to Collin College, as such is graphically depicted on “Exhibit A” attached hereto.
- In Phase II of the Collin College 2023-2030 Master Plan (hereinafter “Phase II”), Collin College, along with an approved third-party training provider, if available, would construct an aeronautical, academic workforce building and apron on the Land in a location agreed to by the Parties.
- Collin College’s total Phase II investment in the aviation facility and related infrastructure is estimated to be in the range of \$50-\$60 million.
- Collin College’s proposed improvements to be constructed on the Land include:
 - In the initial Phase II, an aviation building with combined aircraft hangar and classroom/administrative spaces that will accommodate up to 250 students in the Aircraft Frame & Powerplant (A&P) program and up to 200 students in the Aviation program.

- The aviation building will include an apron that will accommodate training equipment or aircraft. The aviation building will also include a sufficient number of parking spaces to accommodate the design of the building.
 - Collin College’s Master Plan Phase II will also include a proposal to double the space and number of students served, in partnership with an approved third-party training provider if available, to support the Aviation program.
- The Ground Lease shall have a primary term not to exceed 40 years, after which the improvements shall revert to the City’s ownership in accordance with FAA airport sponsor grant assurances. The City shall use best efforts to provide options to Collin College following the expiration of the Lease, such as a lease of the building improvements and the Land at reduced rates and fees consistent with FAA regulations to the following not-for-profit aviation organizations, to the extent that the reduction is reasonably justified by the tangible or intangible benefits to the airport or to civil aviation:
 - Aviation museums;
 - Aeronautical secondary and post-secondary education programs conducted by accredited educational institutions; or
 - Civil Air Patrol units operating aircraft at the airport.
- The Land area shall provide ample space for future expansion/construction of building improvements in accordance with FAA airport sponsor grant assurances.

Currently, the aviation project is scheduled for Phase II of the 2023-2030 Master Plan for Collin College. The project construction start date shall commence at an agreed time, and the project is estimated to be completed in 2030. The project will only commence once the following are complete.

- Successful negotiation and execution of a Ground Lease with the City.
- In Phase II of the Collin College 2023-2030 Master Plan, the Collin College Board of Trustees must approve the funding source, design services, construction services, project scope, cost, and schedule.

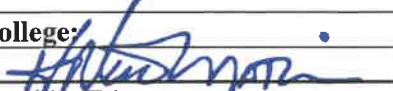
The Collin College’s Board of Trustees, at the regularly scheduled meeting on June 25, 2024, have authorized me as the District President to negotiate and execute this LOI and a future Ground Lease with the City.

If these basic terms and understandings are acceptable to the City, please acknowledge acceptance and confirm your intent by signing and returning to the undersigned a copy of this LOI within thirty (30) days of the date of this LOI. Otherwise, this LOI will expire in sixty (60) days if not signed and returned to Collin College.

Respectfully,



H. Neil Matkin, Ed.D.
District President

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|---|---|
| Collin College: | City of McKinney, Texas |
| By:  | By: _____ |
| H. Neil Matkin, Ed.D. District President | Paul G. Grimes City Manager |
| Agreed to and accepted this <u>27</u> day of <u>April</u> , 2026. | Agreed to and accepted this ___ day of _____, 2026. |

Cc: Jay Saad, Chair, Collin College Board of Trustees
Bill Cox, Mayor
Paul G. Grimes, City Manager