



**GROUND FLOOR
DEVELOPMENT**

September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of the Post Oak Apartments, please accept this letter of support for the electrical sub-station being proposed by the Grayson-Collin Electrical Coop (GCEC). Having adequate electric power to the area will continue to spark positive economic development. We look forward to more restaurants, shopping opportunities and jobs in this area.

Thank you.

Regards,

Brandon Bolin



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September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of McKinney Point, LLC, owner of the multi-family community known as McKinney Point, please accept this letter of support for the electrical sub-station being proposed by the Grayson-Collin Electrical Coop (GCEC). GCEC currently provides electrical service to our residents and it is imperative that we continue to have reliable service. GCEC took great care to locate the site in a location that was not intrusive to our residents or our operations. Ultimately, continued economic development is rooted in having reliable infrastructure – electricity is a key part of that infrastructure mix.

We at McKinney Point, LLC certainly hope that the City of McKinney can support this needed infrastructure investment for the betterment of our community.

Thank you.

Regards,

A handwritten signature in black ink, appearing to be "R. Johnson", with a long horizontal line extending to the right.

Randall A. Johnson
Vice President, Multifamily Development
Pillar Income Asset Management



September 12, 2018

Honorably Mayor and City Council
City of McKinney

On behalf of the TCI 34, LLC owner of the property at the northwest corner of SH 121 and US 75, we respectfully ask the City of McKinney to support and approve the electrical sub-station being proposed by Grayson County Electric Coop.

For context, please allow me to relay some history regarding this area. In 2001, we sold some of our assets in McKinney into the development cycle. The property known as Craig Ranch was originally part of our portfolio and we believe that David Craig has done an outstanding job with building a top shelf community. During that general timeframe we also worked with Blue Star Development to implement the vision of Greens of McKinney, the Kohls/Albertons Center. Over the years we have worked with the City of McKinney in a number of different capacities – we sold the City the land for Fire Station #6 and more recently, focused on a more global strategy we provide an easement to the City of McKinney and the McKinney ISD for a sanitary sewer lift station on the subject property.

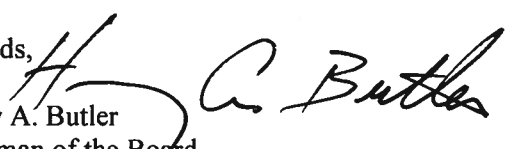
Without the lift station, there was a “black hole” of development in the 121/75 quadrant due to lack of infrastructure. We originally commissioned the infrastructure study in 2007 that identified the problem and the solution set regarding sanitary sewer in this area. In essence, over 250 acres of prime commercial development was not viable due to a lack of sanitary sewer. We had our land development consultant share those results with the City about how to solve this problem nearly ten years ago. Eventually, the MISD needed to solve the problem for their new stadium. We did our part by providing the easement for the lift station at no cost because it was global need for that area.

I bring up this history as example of how we have been proactive in working with the City for quite some time about necessary public infrastructure issues. At this time, we are now faced with another infrastructure delinquency which is a limited amount of or lack of electrical power. For future commercial development to occur in this valuable corner of the City it is imperative that we have an reliable electric service. With all due respect, we hope that the City Council approves this sub-station to allow us and others who have commercial property in this area to continue to bring in more tax base. In working with the MSD and the City on the lift station, we never expected that the next obstacle would be a dwindling supply of electricity.

As the property owner who is selling the site to GCEC, we are self-imposing this less-than desired land use; not because we want a sub-station, but only because we want reliable electrical service. It is a necessary. We will be left to develop the area around it and feel confident that it will not be a deterrence for us to continue to bring in commercial development.

Thank you.

Regards,


Henry A. Butler
Chairman of the Board
Transcontinental Realty Advisors, Inc.
TCI Mckinney 34, LLC 's parent entity

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