



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 23-0369      **Name:** MHFC Palladium Draft MOU  
**Type:** Agenda Item      **Status:** Agenda Ready  
**In control:** McKinney Housing Finance Corporation  
**On agenda:** 5/12/2023      **Final action:** 5/12/2023  
**Title:** Consider/Discuss/Act on a Memorandum of Understanding (MOU) with Palladium USA International, Inc. (the "Developer") relating to the acquisition, development and financing of Palladium McKinney, a proposed 172-unit multifamily housing development to be located in the City of McKinney, Collin County, Texas (the "Project").  
**Indexes:**  
**Attachments:** 1. Draft MOU

Date	Ver.	Action By	Action	Result
5/12/2023	1	McKinney Housing Finance Corporation		

Consider/Discuss/Act on a Memorandum of Understanding (MOU) with Palladium USA International, Inc. (the "Developer") relating to the acquisition, development and financing of Palladium McKinney, a proposed 172-unit multifamily housing development to be located in the City of McKinney, Collin County, Texas (the "Project").

### ITEM SUMMARY:

- Developer Fee
  - 25%
  - \$1.2MM
- General Contractor Fee
  - \$125K
- Partnership Management Fee
  - \$10K + 3% annually
  - \$185K (over 15 years)
- Net Cash Flow
  - 25%
  - \$593K (over 15 years)
- Sale or Refinance Net Cash Flow
  - 25%
  - Difficult to estimate, but can definitely assume it is not zero
- Total Fees over 15 years - \$2.1MM