



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”).

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

SUPPORTING MATERIALS:

[Draft MOU](#)