

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, August 9, 2012, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Paula Baucum, Chairman
Gary Richter, Vice Chairman
Kent McGuire, Secretary
George Kent
David Box
Ray Barksdale
Kyle Ballard

Others Present: Judy Demoney, Airport Manager
Tammy Bowen, Airport Operations Assistant
Ken Lantz, Partner, Southern Star Aviation

REGULAR AGENDA

Opening: Chairman Paula Baucum called the meeting to order, and Gary Richter gave the invocation.

Election of Officers:

George Kent moved to re-appoint the current officers for another year. Paula Baucum, Chair, Gary Richter, Vice Chair, and Kent McGuire, Secretary; second by Ray Barksdale. All Ayes.

Paula Baucum said that during the next Board meeting she would like to hold a workshop to discuss the thoughts and ideas of the Board in order to get a clearer vision of what we want for the Airport.

Board Announcements: Judy Demoney announced that Congressman Joe Barton will be meeting with her at the Airport at 1:30 pm on September 6th. The Board members are welcome to come. Later that day United Way of West Ellis County will be holding their campaign kickoff at the Airport.

Midlothian Citizens Academy will be at the Airport on September 20th.

The Waxahachie, Midlothian, and Ennis Rotary clubs will be having a social at the Airport on October 4th.

CONSENT AGENDA:

- Minutes of Meeting held July 12, 2012
- Financial Report
- Manager's Report
- Airport Operations Report
- FBO Reports
- Tenant Liaison Report

Gary Richter moved to approve the Consent Agenda as presented; second by Kent McGuire. All Ayes.

REGULAR AGENDA:

Update on apron expansion project: Judy Demoney reported:

The RFP for the Engineering Consultant was published in the August 10th Texas Register and on the TxDOT Aviation website. Proposals for the first phase for engineering consultants are due by 4:00 pm on September 4th. A response has already been received from KSA.

We are running about two months behind on the apron expansion project. The first amount of \$23,000 will be due September or October of this year and the balance of \$195,000 when construction is due to begin next year.

Final Section of the Airport Development Plan: Judy Demoney told the Board that she had a conference call with Coffman & Associates and Daniel Benson of TxDOT to go over the final section of the Airport Development Plan, Chapter 4. The total projected cost of the five year plan came out to approximately \$12.86 million with TxDOT contributing \$10.86 million and Cities \$2.8 million. The Board would decide what is priority each year, adding or removing projects.

Judy Demoney said that Coffman & Associates stressed promotion of land acquisition and public/private partnerships. They said that the property on the East is the land that the Airport should concentrate on so not to be land locked. Daniel Benson of TxDOT said that the Cities would have to purchase the land, and then the Cities would be reimbursed by TxDOT as the property is developed. Judy said that she went to the Midlothian City Council Budget Workshop to present the Airport budget Tuesday, and through discussions Midlothian said that they would like to meet with the City of Waxahachie, Airport Board, and Economic Developments to discuss how we might go about purchasing the land. The Board agreed that they would first like to discuss strategies and recommendations as a Board before moving forward.

Judy told the Board that Coffman & Associates said that one of the single most valuable assets available to an Airport is the leasable land with access to the runway/taxiway system. They said that all leases should include the opportunity to periodically review and adjust the rate according to the CPI. DFW area land leases range from twelve to forty-eight cents per square foot. Our leases should start at seventeen cents with CPI increases. Judy said that the land lease we have now is at thirteen cents per square foot, and the lease states that it shall be subject to a CPI increase adjustment beginning October 2012.

Judy Demoney said that Coffman and Associates quoted "Obviously, the greatest revenue will continue to be through the construction of t- hangars and box hangars. However, expenses would also grow in relation to any loans approved with this development. Significant growth in land lease rental could be realized. Without this projected revenue stream the Airport would likely continue to operate at a deficit. As a result it should be considered a high priority for the Airport to encourage private aviation development as it would require less investment to develop".

Public Comments: Paula Baucum said that Scott Tucker Construction should have a final answer to address the issue with the upstairs patio, and is hoping to sign the documents for final payment within the next thirty days. Paula asked the Board to send emails to her if anyone has any questions or concerns, and she will make sure they are discussed and addressed during the finalization of the terminal renovation project.

Adjournment: There being no further business,

Gary Richter moved to adjourn; second by Ray Barksdale. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations Assistant