

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, September 14, 2017, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Kyle Ballard, Chair
Kent McGuire, Vice Chair 4:32 PM
David Box
Randall Porche
Alex Smith

Members Absent: Ray Barksdale, Secretary
Drew Sambell

Others Present: Judy Demoney, Airport Manager
Tammy Bowen, Airport Operations Assistant
Ken Lantz, Partner, Southern Star Aviation
Chip Lamb, Tango 28 Group

REGULAR AGENDA

Opening: Kyle Ballard called the meeting to order, and Alex Smith gave the invocation.

Board Announcements: There were no Board announcements.

CONSENT AGENDA:

- Minutes of Meeting held August 10, 2017
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

David Box moved to approve the Consent Agenda as presented; second by Alex Smith. All Ayes.

REGULAR AGENDA:

Adjustment of the ground lease rate as requested by tenant, Tango 28 Group: Judy Demoney reminded the Board that at the last meeting she was directed to provide some additional survey information as well as last year's information on how they arrived at the figure of \$0.25 per square foot for the ground lease rate. Judy presented the 2016 survey of Airports in the metroplex area which showed the average rate of \$0.28 per square foot. The 2017 survey used to set the new hangar rates showed that the average ground lease rate is now \$0.33 per square foot. Hillsboro was not included in either survey. They base their rates on private and commercial opposed to improved and unimproved. Their current rate for commercial is \$0.15 and private \$0.07 but they will be going up on their rates in October to commercial \$0.25 and private \$0.12. Cleburne's ground lease rate is \$0.11 but the tenants pay property tax on the value of the structure at the commercial rate of \$.0267 per \$100. The Board agreed that the ground lease rate that they set at \$0.25 per square foot last year is accurate. Kyle Ballard asked the Board if there should be an adjustment to the Tango 28 Group rate. Chip Lamb asked that the Board leave their rate the same because they should not be given special consideration. Chip said that they are just interested in long-term success at the Airport.

David Box moved to maintain the existing ground lease rate at \$0.25 per square foot as established in 2016; second by Randal Porche; All Ayes.

Issuing a letter of support for a zoning request being submitted to the City of Midlothian by developer, David Jackson: Kyle Ballard told the Board that Mr. Jackson recently purchased eleven acres of property on the West side of Rex Odom Rd just after turning off Hwy 287. Mr. Jackson's intent is to develop a light industrial complex. The Economic Development Committee met with Mr. Jackson last week and he asked if the Board would issue a letter of support to the City of Midlothian because his proposed use requires a zoning change from agricultural to light industrial. Judy Demoney said that the types of businesses he would be looking for would be avionics/aviation related businesses, light fabrication, fix-it shop for aviation, household or commercial products, business/commercial showroom, printing shop, and accessory sales and service for aviation, avionics and auto. Kyle said that Mr. Jackson's objective and goal is to try to attract tenants that would be complimentary to the Airport. The Economic Development Committee agreed that this proposed use would be complimentary to an adjacent land use versus residential. Judy said that the two City Economic Development Directors agreed that there is a need for the smaller mom and pop type of businesses. Kyle said that ideally, we would like to be in control of the land around the Airport, but at this point we do not have the resources to do so. Judy told the Board that he plans to call it Mid-Way Business Park.

Alex Smith moved to approve the letter of support for a zoning request being submitted to the City of Midlothian by developer, David Jackson; second by Randal Porsche; All Ayes.

Other Business: There was no other business.

Public Comments: There were no public comments.

Adjournment: There being no further business,
Alex Smith moved to adjourn; second by David Box. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations