

## **MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES**

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, June 9, 2022, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present:       Drew Sambell, Chairman  
                              Alex Smith, Vice Chairman  
                              Michael Williams, Secretary  
                              Randall Porche  
                              Nanette Paghi  
                              Larry Huntley  
                              Jennifer Chelwick

Others Present:         Darrell Phillips, Airport Manager  
                              Tammy Bowen, Airport Operations Assistant  
                              Richard Abernethy, Director of Administrative Services, City of Waxahachie  
                              Chris Wright, Council Member, City of Waxahachie  
                              Kassandra Carroll, Economic Development Coordinator, City of Waxahachie  
                              Walter Darrach, Council Member, City of Midlothian  
                              Kyle Kinaterder, President, Midlothian Economic Development

Call to Order: Chair Drew Sambell called the meeting to order.

Invocation: Chair Drew Sambell gave the invocation.

Public Comments: Kevin Sills, 3660 Leigh Erin, Midlothian, Texas, asked what the exception is for the Board to be able to deliberate with the public. Mr. Sills wanted to talk about the hangar rate increase from last month's meeting. He was wondering if the recommendation for an 8% increase for T-hangars came from a subcommittee of the Board. If so, after discussion how did the Board decide to automatically increase it to 10% without a real justification. Mr. Sills felt that there are other ways to increase profits for the Airport or decrease expenses.

### CONSENT AGENDA:

- Minutes of Meeting Scheduled May 12, 2022
- Financial Report
- Airport Operation's Report
- FBO Report

Mr. Alex Smith made a motion to approve the Consent Agenda with the removal of the Manager's Report over to the Regular Agenda; second by Ms. Jennifer Chelwick. All Ayes.

### REGULAR AGENDA:

Manager's Report: Mr. Randall Porche inquired about the May 17<sup>th</sup> meeting with Don Jackson and Oncor. Mr. Darrell Phillips shared that they have been working with Oncor to locate all of the underground utility for the electrical lines before building the new hangars.

Mr. Larry Huntley made a motion to approve the Manager's Report; second by Alex Smith. All Ayes.

Pancake Breakfast Fly-In/Drive-In: Ms. Tammy Bowen reported that we served 1191 people pancakes on Saturday. The event brought in \$7,076 in revenue. Our expenses totaled \$6,999 leaving a net proceed of \$76. Boy Scout Troop 524 will receive \$2.50 per plate sold for their catering services. They will also receive a donation of \$1,200 for the help that they provided during the Pancake Breakfast. Ms. Bowen mentioned that we may need to consider increasing the price just a little next year to help cover the expenses because she knows of some things will be going up like the train. It was also suggested to order an extra porta potty and have a policer office at the Airport road entrance to direct traffic. Ms. Bowen reminded the Board that this event has always been about PR for the Airport, so we just need to make sure that we cover the costs of the event. Ken Lantz with Southern Star Aviation reported that it was the most airplanes that we have ever had fly in. He estimated between 80 and 100 airplanes. After Board discussion it was decided that they would discuss the event again around January of next year before Ms. Bowen starts organizing the event.

Presentation by the Midlothian Economic Development: Mr. Kyle Kinatader shared that Midlothian Economic Development is a type A organization. They recently went through a strategic plan process. They receive a half cent of sales tax, so their budget last year was about 3 million. The money can only be spent in three very specific areas (operation, promotion, and to fund projects). As areas are identified, over a five year period they will be allocating specific dollars that they can promote and help the public and private sector to understand that these funds are there and that they can leverage them. Mr. Kinatader informed the Airport Board that their strategic plan includes the Airport. There are a lot of aerospace related companies and groups that they would want at the Airport that also create primary jobs. The Economic Development Board sees the Airport as an economic engine. Their view is very much on the commercialization of the Airport such as companies that are repairing the airplanes. The Board has set aside \$2 million for the Airport over a five year window for primary job, infrastructure improvements and promotional activities. They are interested in knowing from the Airport Board in partnership with Economic Development how they would like to grow and how they can grow together.

Mr. Darrell Phillips noted that one of the great things about updating the Master Plan is that it will be a part of all of this. We will be working with both Cities, and the 4A and 4B Economic Development Boards. It will help us to know how we need to move forward developing the Airport and how it will fit in with both Cities. The process for updating the Master Plan could take up to 18 months. Mr. Kinatader shared that their Board wants to put together a vision that they can share first that will be incorporated and further vetted into the Plan. In the meantime, they have users and developers that are looking now. The quicker we can get them in and leverage them they can become a part of the long term plan of the community. The Economic Development Board are of the opinion that they do not want to wait eighteen months for the Master Plan to be completed.

Comments by the Airport Board and Airport Administration: Mr. Michael Williams commented that the public should be able to comment during Board discussions.

Mr. Darrell Phillips commented that the Board did a great job at the Pancake Breakfast and thanked them for their support. Ms. Tammy Bowen did an awesome job organizing the event.

Ms. Nanette Paghi commented that Mr. Ken Lantz, Southern Aviation, did a great job helping with the Pancake Breakfast Fly-In.

Adjournment: There being no further business,

Mr. Larry Hunt made a motion to adjourn; second by Mr. Michael Williams. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant

