



GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY

4700 Airport Drive - Denison, Texas 75020
Tel. 903.786.3566 - Fax 903.786.9185 - www.gcrma.com

AGENDA

The Agenda for the Grayson County Regional Mobility Authority Board Meeting scheduled for 10:00 a.m., Thursday, April 13, 2017, in the Commissioners Courtroom, at the Grayson County Courthouse, 100 W. Houston Street, Sherman, TX 75090 is as follows:

- I. Call to Order
- II. Approval of Minutes
Approve February 9, 2017 minutes
- III. Committee Reports
 - a. Rail Committee
 - b. Road Committee
 - c. Special Committee
 - d. Airport Committee
 - i. Director Update
- IV. Action Items
 - a. Discuss and take possible action on ground lease rates.
 - b. Discuss and take possible to demolish Building 202.
- V. Act on request to adjourn into Executive Session pursuant to Texas Government code Sections:
 - a. Section 551.072 of the Texas Open Meetings Act for American Rail Service Updates.
 - b. Section 551.087 of the Texas Open Meetings Act for deliberation of economic development negotiations related to incentives to be considered for prospective tenants.
- VI. Reconvene Regular Session: Action on Executive Session Items:
 - a. Consider and take possible action on any items regarding update on American Rail Services.
 - b. Consider and take possible action on any items related to economic development negotiations related to incentives to be considered for prospective tenants



NORTH TEXAS REGIONAL AIRPORT

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VII. Public Comments

VIII. Adjourn

PUBLIC COMMENT PERIOD – At the conclusion of all other agenda items, the Grayson County Regional Mobility Authority Board (GCRMA) will allow for a public comment, not to exceed fifteen minutes, to receive public comment on any other matter that is under the jurisdiction of the RMA. No action will be taken. Each speaker will be allowed a maximum of three minutes. Speakers must be signed up prior to the beginning of the public comment period.

If you plan to attend this Meeting, and you have a disability that requires special arrangements, please contact the Administration Office at 903-813-4228 within 24 hours of the Meeting and reasonable accommodations will be made to assist you.

- * Members of Commissioners Court may be attending this meeting.
- ** The Board may vote and/or act upon each of the items listed in this Agenda.
- *** The Board reserves the right to retire into Executive Session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act.



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RMA BOARD AGENDA

ITEM NUMBER: Two
MEETING DATE 04/13/17

ITEM TITLE: Consideration of approval of Minutes of February 9, 2017 Board Meeting.

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

Minutes of the February 9, 2017 RMA Board of Directors Meeting as transcribed from recorded tape.

ATTACHMENTS (LIST)

Minutes

ALTERNATIVES/RECOMMENDATIONS:

Approve minutes with changes, if any

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2017**

MEMBER'S PRESENT

Chairman Clyde Siebman
Vice Chairman Bill Benton
Bill Rasor
Robert Brady
Randy Hensarling.

MEMBER'S ABSENT

OTHER'S PRESENT

Bill Magers, Grayson County Judge
Bart Lawrence, Co. Commissioner Pct. #4
Phyllis James, Co. Commissioner Pct. #3
Craig Price, Asst. Co. District Attorney
Mike Garrison, BGE Inc.
Jay Jones, American Equity

Stephen Alexander, Texas Aviation Partners
Ken Mabe, Texas Aviation Partners
Sarah Hinton, NTRA

I.

Call to order.

Clyde Siebman called the meeting to order at 10:00 a.m.

V.

Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072 of Texas Open Meeting Act for deliberation of real estate negotiations related to Bldg's. 4005, 4009, 5006/5015, 5010, 5309, Concrete Slab, 5409, 1E, and 5513 Ste. 2. Section 551.087 for deliberation of economic development negotiations related to incentives to be considered for prospective tenants. Section 551.072 for deliberation of real estate negotiations related to establishing an alignment for TxDot.

Chairman Siebman requested a motion to adjourn into executive session. On motion by R. Hensarling, seconded by B. Rasor the board unanimously approved adjourning into executive session at 10:03 a.m. Chairman Siebman requested Bart Lawrence, Phyllis James, Stephen Alexander, Bill Magers and Sarah Hinton attend executive session with the board.

VI.

Reconvene Regular Session: Action on Executive Session Items:

On motion by R. Hensarling, seconded by R. Brady the board unanimously approved to reconvene into the regular meeting at 11:25 a.m.

- a. On motion by B. Benton, seconded by B. Rasor the board unanimously approved the airport committee be empowered to approve and negotiate leases.
- b. No action taken.

II.

Approval of Minutes of December 15, 2016, Board Meeting.

On motion by R. Brady, seconded by B. Rasor the board unanimously approved the minutes from the December 15, 2016 board meeting.

III.

Committee Reports

- a. B. Benson no reports to give on road committee.
 - b. R. Hensarling would like to refer the airport committee report to TAP
- ii. TAP reported the A4L lease negotiations should be wrapped up in 48 hours and ready to approve.

B. Benton mentioned a public hearing that will be held at Gunter High School on March 20, 2017 at 5:30 p.m. regarding options for the tollway into the county.

S. Hinton gave the board updates on airport activity. Ms. Hinton stated US Aviation fuel sales have doubled and traffic counts are up. There will be a BBQ trailer that will start setting up once a week at the airport so the tenants will not have to drive to town for lunch. There will be a new process of recording landing after hours.

VII.

Public Comments.

At this time C. Siebman opened the meeting for public comments. There were none.

VIII.

Adjourn.

On motion by R. Brady, seconded by R. Hensarling the board adjourned at 11:33 a.m.

Clyde Siebman, Chairman

RMA BOARD AGENDA

ITEM NUMBER: Three
MEETING DATE 04/13/17

- I. **ITEM TITLE:** Committee Reports – Receive Updates
- a. Rail Committee
 - b. Road Committee
 - c. Special Committee
 - d. Airport Committee
 - i. Director Update

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

ATTACHMENTS (LIST)

ALTERNATIVES/RECOMMENDATIONS:

**YEAR TO DATE FINANCIAL UPDATE
AS OF FEBRUARY 28, 2017**

YTD REVENUE:	\$ 453,979.48
YTD EXPENSES:*	\$ 398,892.87
DIFFERENCE IN REVENUE & EXPENSE:	\$ 55,086.61

***YTD Expenses minus depreciation**

**NORTH TEXAS REGIONAL AIRPORT
REVENUE REPORT
FEBRUARY, 2017**

Budget Code	Adopted Amount	Current Month Collected	Actual YTD Collected	YTD % of Budget Collected
800.000.43000 State Grant Revenue	50,000.00	0.00	0.00	0.00%
800.000.41500 Aviation Facilities	427,403.00	40,523.64	190,905.52	44.67%
800.000.41520 Revenue Producing Facilities	334,562.00	24,171.20	132,159.87	39.50%
800.000.41530 Land - Agriculture	4,625.00	0.00	7,501.44	162.19%
800.000.41540 Land - Industrial	47,077.00	3,197.95	28,760.52	61.09%
800.000.41550 Land - Aviation	103,604.00	6,453.22	40,442.72	39.04%
800.000.41560 Insurance	55,836.00	3,179.60	17,070.62	30.57%
800.000.41570 Oil Lease	3,527.00	0.00	0.00	0.00%
800.000.49500 Sale of Fixed Assets	0.00	0.00	0.00	0.00%
800.000.49530 Fuel Flowage Fee	43,000.00	3,862.40	15,299.50	35.58%
800.000.49900 Insurance Proceeds	0.00	17,385.81	17,385.81	0.00%
800.000.49950 Miscellaneous	7,000.00	437.56	3,707.69	52.97%
800.000.49000 Interest Income	600.00	158.23	745.79	124.30%
800.000.49600 Donations	0.00	0.00	0.00	0.00%
800.000.49970 Transfer In	142,009.00	0.00	0.00	0.00%
GRAND TOTAL	1,219,243.00	99,369.61	453,979.48	37.23%

**NORTH TEXAS REGIONAL AIRPORT
EXPENSE REPORT
FEBRUARY, 2017**

Budget Code	Account Name	Adopted Amount	Current Month Expenditures	Encumbered Amount	YTD Expenditures	% Budget Remaining
800.710.51030	Assistants	175,728.00	12,516.54	-	60,258.07	65.91%
800.710.1080	Part-Time	62,244.00	1,329.24	-	13,927.87	83.34%
800.710.52010	Social Security Taxes	17,870.00	1,052.70	-	5,681.68	71.80%
800.710.52020	Group Hospital Insurance	31,551.00	2,572.35	-	8,574.50	72.18%
800.710.52030	Retirement	22,959.00	1,324.28	-	6,355.72	74.32%
800.710.52031	457 Deferred Comp Expense	2,948.00	222.54	-	1,057.06	64.06%
800.710.52040	Unemployment Compensation	944.00	22.58	-	195.16	62.90%
800.710.52050	Workers Compensation	3,487.00	289.64	-	1,487.23	68.41%
800.710.52060	Other Post Employment Benefits	50,000.00	-	-	-	100.00%
800.710.53100	Office Supplies	3,000.00	-	-	983.64	67.21%
800.710.53200	Postage	800.00	-	-	-	100.00%
800.710.53300	Operating Expenses	9,551.00	741.20	-	7,397.13	26.40%
800.710.53350	Janitorial Supplies	1,000.00	-	-	107.56	89.24%
800.710.53560	Gas, Oil, Etc.	16,000.00	-	-	1,720.43	85.66%
800.710.53585	Vehicle Maintance	2,000.00	42.98	-	52.74	97.36%
800.710.53580	Parts	6,000.00	-	-	271.18	95.48%

Budget Code	Account Name	Adopted Amount	Current Month Expenditures	Encumbered Amount	YTD Expenditures	% Budget Remaining
800.710.53590	Repair & Maintenance Supplies	30,000.00	110.73	-	2,717.68	90.94%
800.710.53750	Small Equipment	1,000.00	-	-	770.00	23.00%
800.710.54000	Professional Services	281,600.00	24,911.67	163,536.69	117,233.35	0.30%
800.710.54030	Training & Education	6,200.00	-	-	-	100.00%
800.710.54080	Local Travel	200.00	-	-	-	100.00%
800.710.54200	Printing	2,000.00	-	-	-	100.00%
800.710.4220	Dues & Publications	3,550.00	-	-	2,776.80	21.78%
800.710.54255	Attorney Fees	10,000.00	-	-	2,200.00	58.50%
800.710.54300	Liability Insurance	49,220.00	-	-	37,618.68	23.57%
800.710.54340	Contract Services	4,404.00	366.98	-	1,467.92	66.67%
800.710.54520	Telephone	6,800.00	142.81	-	3,807.88	52.40%
800.710.54540	Utilities	80,000.00	5,955.31	-	23,825.08	70.94%
800.710.54550	Repairs & Maintenance	158,300.00	-	(897.10)	50,613.95	50.28%
800.710.54552	Hangar Repairs	25,000.00	-	-	7,500.00	70.00%
800.710.54555	Casualty Loss Repairs	10,000.00	-	-	-	100.00%
800.710.54580	Airport Equipment Maintenance	42,586.00	2,610.00	18,930.00	22,557.93	5.25%

Budget Code	Account Name	Adopted Amount	Current Month Expenditures	Encumbered Amount	YTD Expenditures	% Budget Remaining
800.710.54600	Office Equipment Rental	1,572.00	94.04	-	690.24	58.02%
800.710.54930	Property Taxes	14,602.00	-	-	10,281.59	6.53%
800.710.54940	Depreciation Internal Funds	-	155,406.61	-	155,406.61	0.00%
800.625.5100	Improvements	-	-	-	-	0.00%
800.710.55150	Machinery	-	-	-	-	0.00%
800.710.55200	Equipment	-	-	-	-	0.00%
800.710.55250	Vehicles	40,000.00	-	-	41,845.00	-4.61%
800.710.55570	RAMP Grant Expenditures	100,000.00	-	(14,540.00)	16,344.00	98.20%
800.710.55599	Asset Purchase Offset	-	-	-	(52,427.20)	0.00%
TOTAL		1,273,116.00	209,712.20		553,299.48	

TOTAL EXPENSES (MINUS DEPRECIATION):

\$ 397,892.87

**North Texas Regional Airport
Fuel Flowage Report
FY: 2017**

Total Fuel Flowage in Gallons for FY 2017 as reported by Lake Texoma Jet Center

	Avgas	Jet-A	Total	Last Year's Total
Oct. 2016	3,982.0	23,280.0	27,262.0	27,174.0
Nov. 2016	3,994.0	23,834.0	27,828.0	19,849.0
Dec. 2016	4,040.0	16,103.0	20,143.0	27,460.0
Jan. 2017	-	23,526.0	23,526.0	30,358.0
Feb. 2017	4,000.0	15,903.0	19,903.0	27,443.0
Mar. 2017	7,765.0	15,980.0	23,745.0	25,185.0
Apr. 2017			-	30,205.0
May. 2017			-	19,738.0
Jun. 2017			-	27,558.0
Jul. 2017			-	11,752.0
Aug. 2017			-	23,027.0
Sep. 2017			-	32,489.0
Total:	23,781.0	118,626.0	142,407.0	302,238.0
Last Year's To Date Gallons Received Total:				157,469.0
Percent Change Over Last Year by Month:				-5.72%
Percent Change Over Last Year:				-9.57%

% of Avgas:	16.70%
% of Jet-A:	83.30%

Combined Annual Fuel Sales	220,370.0
Percent Change Over Last Year by Month:	-3.22%
Percent Change Over Last Year:	-3.16%

Total Fuel Flowage in Gallons for FY 2017 as reported by U.S. Aviation Academy

	Avgas	Jet-A	Total	Last Year's Total
Oct. 2016	15,664.0	-	15,664.0	15,862.0
Nov. 2016	15,453.0	-	15,453.0	8,073.0
Dec. 2016	8,021.0	-	8,021.0	16,071.0
Jan. 2017	15,098.0	-	15,098.0	8,046.0
Feb. 2017	15,867.0	-	15,867.0	14,043.0
Mar. 2017	7,860.0		7,860.0	7,994.0
Apr. 2017			-	14,253.0
May. 2017			-	-
Jun. 2017			-	15,446.0
Jul. 2017			-	8,321.0
Aug. 2017			-	15,145.0
Sep. 2017			-	7,786.0
Total:	77,963.0	-	77,963.0	131,040.0
Last Year's To Date Gallons Received Total:				70,089.0
Percent Change Over Last Year by Month:				-1.68%
Percent Change Over Last Year:				11.23%

% of Avgas:	100.00%
% of Jet-A:	0.00%

NORTH TEXAS REGIONAL AIRPORT
Airport Traffic Record
FY 2017

Month	ITINERANT										LOCAL			IFR/VFR Overflight Count	FY 2017 Airport Ops	FY 2016 Airport Ops
	IFR					VFR					CIVIL	MI	TOTAL LOCAL			
AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL							
Oct-16	0	17	370	1	388	0	0	3,083	5	3,088	4,405	0	4,405	256	8,137	6,887
Nov-16	0	8	386	2	396	0	1	2,035	0	2,036	3,168	0	3,168	160	5,760	5,500
Dec-16	0	4	330	4	338	0	0	2,158	0	2,158	2,254	0	2,254	112	4,862	6,981
Jan-17	0	4	303	1	308	0	0	2,419	1	2,420	2,725	60	2,785	158	5,671	5,688
Feb-17	0	5	340	1	346	0	0	2,342	0	2,342	2,704	0	2,704	180	5,572	6,934
Mar-17	0	2	417	10	429	0	0	2,179	12	2,191	2,176	14	2,190	260	5,070	5,365
Apr-17					0					0			0	0	0	5,805
May-17					0					0			0	0	0	5,490
Jun-17					0					0			0	0	0	6,515
Jul-17					0					0			0	0	0	5,368
Aug-17					0					0			0	0	0	5,393
Sep-17					0					0			0	0	0	11,885
Total	0	40	2,146	19	2,205	0	1	14,216	18	14,235	17,432	74	17,506	1,126	35,072	77,811

OVERFLIGHT COUNT											
Month	IFR OVERFLIGHTS					VFR OVERFLIGHTS					TOTAL OVERFLIGHTS
	AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL	
Oct-16	0	0	0	0	0	0	62	194	0	256	256
Nov-16	0	0	0	0	0	0	36	124	0	160	160
Dec-16	0	0	0	0	0	0	28	84	0	112	112
Jan-17	0	0	0	0	0	0	42	116	0	158	158
Feb-17	0	0	0	0	0	0	48	132	0	180	180
Mar-17	0	0	2	0	2	0	48	210	0	258	260
Apr-17					0					0	0
May-17					0					0	0
Jun-17					0					0	0
Jul-17					0					0	0
Aug-17					0					0	0
Sep-17					0					0	0
Total	0	0	2	0	2	0	264	860	0	1,124	1,126

% Change Last Year/Same Time:	
Itinerant	-51.45%
Local	-57.38%
Overflight	-60.74%
Total	-54.93%

% Change Last Year by Month:	
Itinerant	16.91%
Local	-26.76%
Overflight	94.03%
Total	-5.50%

Daily Summary of Ops for March 2017:	# / Days	# / Ops	Avg.
0 - Daily Ops	0	0	0.0
1-99 Daily Ops	10	505	50.5
100 - 199 Daily Ops	9	1,413	157.0
200 - 299 Daily Ops	10	2,480	248.0
300 - 399 Daily Ops	2	672	336.0
400 - Plus Daily Ops	0	0	0.0

Peak Day - 341 operations on March 02, 2017
Slowest day - 5 Operations on March 05, 2017
Average daily operation for January: 163.55 ops

RMA BOARD AGENDA

ITEM NUMBER: Four (a)
MEETING DATE 04/13/17

ITEM TITLE: Discuss and take possible action on ground lease rates.

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

ATTACHMENTS (LIST)

ALTERNATIVES/RECOMMENDATIONS:

Guiding Principles For Ongoing Recommendations (12/2016 - GCRMA)



- Facts
 - No two airports are the same...
 - No two hangars are the same...
 - No formula for “COMPS”
- Airport property appraisals/valuations can be misleading
- Recommendations based on supply & demand for properties
- Recommendations will comply with minimum standards and grant assurances
- Aggressive in pursuing new opportunities



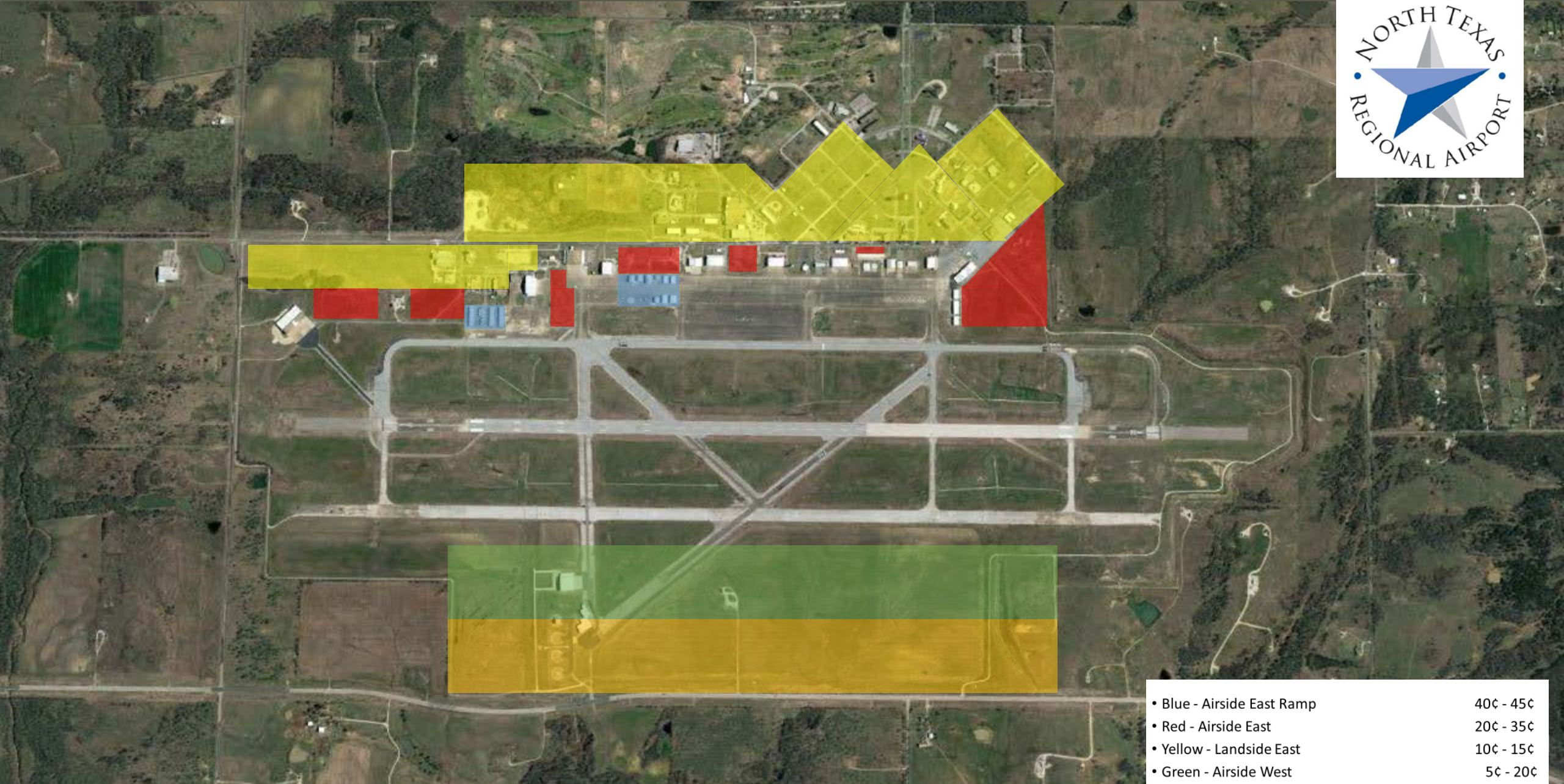
Existing Airport Ground Lease Rates

- Airside Ground Lease Terms
 - 7¢ - 28.7¢ / square foot / year
 - Term 5 – 40 years
- Landside Ground Lease Terms
 - 1¢ - 21¢ / square foot / year
 - Term 1 – 10 years
- Inconsistent terms



Recommended Ground Lease Considerations

- Size of tract
- Length of lease
- Utility availability
- Proximity to the runway
- Proximity to roadways
- Total investment dollars
- Existing improvements
- Market demand



- Blue - Airside East Ramp 40¢ - 45¢
- Red - Airside East 20¢ - 35¢
- Yellow - Landside East 10¢ - 15¢
- Green - Airside West 5¢ - 20¢
- Gold - Landside West 5¢ - 15¢

LAKE *Texoma*
JET CENTER



Blue - Airside East Ramp 40¢ - 45¢



LAKE *Texoma*
JET CENTER

ATCT and
Terminal



Red - Airside East 20¢ - 35¢



Yellow - Landside East 10¢ - 15¢



Green - Airside West	5¢ - 20¢
Gold - Landside West	5¢ - 15¢

Other Airport Land Lease Survey



	Low	High
NTRA	\$0.010	\$0.287
Ada, OK	\$0.160	\$0.160
Addison	\$0.450	\$0.700
Ardmore, OK	\$0.080	\$0.120
Arlington	\$0.230	\$0.340
Dallas Exec	\$0.130	\$0.170
Durant, OK	\$0.500	\$0.500
Fort Worth Spinks	\$0.270	\$0.270
Gainesville	\$0.140	\$0.180
Galveston	\$0.120	\$0.270
Georgetown	\$0.150	\$0.400
Hondo	\$0.015	\$0.015
Longview	\$0.120	\$0.120
McAlester OK	\$1 per year	
McKinney	\$0.450	\$0.650
Muskogee, OK	\$0.170	\$0.170
New Braunfels	\$0.130	\$0.350
Pearland	\$0.200	\$0.400
San Angelo	\$0.170	\$0.380
San Marcos	\$0.200	\$0.300

Price/SF/Yr

RMA BOARD AGENDA

ITEM NUMBER: Four (b)
MEETING DATE 04/13/17

ITEM TITLE: Discuss and take possible to demolish Building 202.

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

ATTACHMENTS (LIST)

ALTERNATIVES/RECOMMENDATIONS:

RMA BOARD AGENDA

ITEM NUMBER: Five
MEETING DATE 04/13/17

ITEM TITLE: Executive Session

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

RMA BOARD AGENDA

ITEM NUMBER: Six (a)
MEETING DATE 04/13/17

ITEM TITLE: Reconvene and take possible action on Executive Session-
(a) Consider and take possible action on any items regarding update on American Rail Services

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY:

RMA BOARD AGENDA

ITEM NUMBER: Six (b)
MEETING DATE 04/13/17

ITEM TITLE: Consider and take possible action on any items related to economic development negotiations related to incentives to be considered for prospective tenants

SUBMITTED BY: Clyde Siebman, Chairman

DATE SUBMITTED: April 4, 2017

SUMMARY: