



# GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY

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

June 4, 2015

## AGENDA

The Agenda for the Grayson County Regional Mobility Authority Board Meeting scheduled for 10:00a.m., Thursday, June 11, 2015, in the Greater Texoma Utility Authority conference room, 5100 Airport Drive, Denison, Texas 75020 is as follows:

1. Call To Order. \* \*\* \*\*
2. Consideration of approval of Minutes of May 8, 2015, Board Meeting.
3. Consideration of preliminary approval to allow Grayson County Juvenile Services to lease additional land to locate up to four Tiny Houses for use by Juvenile Services.
4. Consideration of approval of a Lease Addendum with Grayson Aviation I, LLC, for Building #10003.
5. Consideration of approval of a Partial Lease Termination and Modification Agreement with Carson Aviation, LLC.
6. Consideration of approval of the FY 2016 Airport Budget to be presented to Commissioners Court for approval.
7. Consideration of approval of the FY 2016 RMA Budget to be presented to Commissioners Court for approval.
8. Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072, Deliberations about Real Property and Section 551.074 Deliberations regarding Personnel Matters.
9. Reconvene Regular Session; Action on Executive Session Items:
10. Director's Update to include discussion of Monthly Reports, Facility Upgrades and GCRMA and Airport Events/News.
11. Public Comments.
12. 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 903-786-2904 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.



NORTH TEXAS REGIONAL AIRPORT

www.northtexasregionalairport.com

## **RMA BOARD AGENDA**

**ITEM NUMBER: Two**  
**MEETING DATE 06/11/15**

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**ITEM TITLE:** Consideration of approval of Minutes of May 8, 2015, Board Meeting

**SUBMITTED BY:** Terry Morrow, Administrative Assistant

**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

Minutes of the May 8, 2015, RMA Board of Directors Meetings as transcribed from recorded tape.

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**ATTACHMENTS (LIST)**

Minutes

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**ALTERNATIVES/RECOMMENDATIONS:**

Approve minutes with changes, if any

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY  
BOARD OF DIRECTORS MEETING  
MAY 8, 2015**

**MEMBER'S PRESENT:**

Bill Hubbard, Chairman  
Bill Benton, Vice Chairman  
Bill Rasor  
Robert Brady  
Randy Hensarling

**MEMBER'S ABSENT:**

**OTHER'S PRESENT:**

Mike Shahan, Director  
Terry Vogel, Lake Texoma Jet Center  
Bart Lawrence, Commissioner Pct. #4  
David Whitlock, Commissioners Pct. #3  
Van Price, Assistant District Attorney

Bill Magers, County Judge  
W. B. (Ben) Munson, Esquire  
Phyllis James, Commissioner #3  
Steve Berger, CBRE

**1.**

**Call to Order.**

Bill Hubbard, Chairman, called the meeting to order at 11:00 a.m. and welcomed everyone to the meeting.

**2.**

**Consideration of approval of the March 12, 2015, Board Meeting.**

Mr. Hubbard asked the Board if there were any changes or revisions to be made to the minutes. Mr. Brady made the motion to approve the minutes as typed. Mr. Benton seconded the motion. All members voted aye.

**3.**

**Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072, Deliberations about Real Property.**

Mr. Hubbard stated that the Board would be recessing into Executive Session. The Board recessed into Executive Session at 11:03 a.m.

**4.**

**Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.087 Deliberation regarding Economic Development.**

The Board reconvened into regular session at 12:40 p.m. At this time, Mr. Hensarling made the motion to nominate Bill Benton as the point of contact for the RMA on the Tollway Project Committee. Mr. Rasor seconded the motion. All members voted aye.

**5.**

**Director's Update to include discussion of Monthly Reports, Facility Upgrades and GCRMA and Airport Events/News.**

Mr. Shahan advised the Board that they had the February fuel flowage report. He stated that fuel sales were down 12.7% for the year.

Mr. Shahan stated that the Board had been given the air traffic operations report. He stated that operations were up approximately 12.52% from the same time last year.

Mr. Shahan advised the Board that they had the January budget report and that the Airport had a positive cash flow of approximately \$59,000.00.

Mr. Shahan advised the Board that the improvements to Hangar #111 were underway.

Mr. Shahan stated that we are waiting on bid specs from Jack McGovern with Armko.

Mr. Shahan advised the Board that bids were opened on the 2015 Capital Improvement Project which came in under budget. He stated that there should be a preconstruction meeting sometime in June.

Mr. Shahan advised the Board that he was still waiting on the appraisals for the property in the RPZ.

Mr. Shahan stated that the remainder of the update was upcoming events at the Airport that the Board had been updated on in past meetings.

**6.**  
**Public Comments.**

There were no public comments.

**7.**  
**Adjourn.**

There being no other business, the meeting was adjourned at 12:43 p.m.

**8.**  
**Next Meeting.**

The next regularly scheduled Board of Director's Meeting will be held on June 11, 2015, at 10:00 a.m. in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.

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W. R. Hubbard, Jr., Chairman

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Terry Morrow, Administrative Asst.

## RMA BOARD AGENDA

**ITEM NUMBER: Three**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Consideration of preliminary approval to allow Grayson County Juvenile Services to lease additional land to locate up to four Tiny Houses for use by Juvenile Services

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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### **SUMMARY:**

Grayson County Department of Juvenile Services (GCDJS) received funding from Grayson County Commissioners Court and the Texas Juvenile Justice Department to develop a vocational experience program (VEP) for the children placed within the post-adjudication program and on community probation. The first project of the VEP is the building of a tiny house. A tiny house is a structure from 250 to 400 sq. feet. For the children we serve, it is the opportunity to learn life and vocational skills that have eluded them as they have grown. Life skills such as researching and applying for jobs, interviewing, being hired and being paid will be initial parts of their learning. Vocational experiences from safety training, using a measuring tape, skill saw, hammer, level as well as the pride of working as a team, developing a project and completing the project become essential skills.

The tiny house will be built inside the secure area and on skids. After completion it is our hope to move them outside of the secure area. Our request from the Airport is to allow the GCDJS to place each home near the new 24-bed facility (see attachment). The tiny house will be placed on a cement pad which will allow hook-up to water, sewer and electricity (no gas). We anticipate providing a small parking lot, fenced grass area and walkways between the four tiny houses.

The homes will have a similar appearance to the new 24-bed facility. It will house probation officers or parents visiting their clients/child.

Mr. Bristow is asking preliminary approval to place the tiny houses north of their existing lease. Before any tiny houses are in place, the area will be surveyed and a Lease Addendum will be brought to the Board for approval adding the additional property to the existing Ground Lease Agreement.

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### **ATTACHMENTS (LIST)**

Resolution 15-07

Site Location aerial and Exhibit B-1 of current ground lease

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### **ALTERNATIVES/RECOMMENDATIONS:**

Airport staff recommends preliminary approval of project and request a survey be done by Lessee so a Lease Addendum can be developed for Board approval at the next RMA Board meeting.



## **RESOLUTION No. 15-07**

WHEREAS, the Grayson County Regional Mobility Authority (“GCRMA”) was created pursuant to the request of Grayson County and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.1, *et seq.* (the “RMA Rules”); and

WHEREAS, the Board of Directors of the GCRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, GCRMA entered into an Interlocal Agreement with Grayson County for the operation of the North Texas Regional Airport (“NTRA”) on October 31, 2008;

WHEREAS, Grayson County Juvenile Services currently leases property located at NTRA; and

WHEREAS, Grayson County Juvenile Services plans to develop a vocational experience program for the children in the post-adjudication program and on community probation which includes the construction of tiny houses; and

WHEREAS, Grayson County Juvenile Services request that GCRMA Board grant preliminary approval to place the tiny houses north of their existing lease property; and

WHEREAS, prior to construction of the tiny houses, Grayson County Juvenile Services will have the proposed sight surveyed at their expense and a Lease Addendum will be brought to the GCRMA for approval to add the additional property to the existing Ground Lease Agreement.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors grants preliminary approval for Grayson County Juvenile Services to construct the tiny houses and place them on the proposed site.

BE IT FURTHER RESOLVED, that prior to placing any tiny houses on the proposed site, Grayson County Juvenile Services shall have the proposed site surveyed and the GCRMA will approve an Addendum for the addition of property to the existing Ground Lease Agreement.

APPROVED THIS 11th day of June, 2015, by the Board of Directors of the Grayson County Regional Mobility Authority.

Submitted and reviewed by:

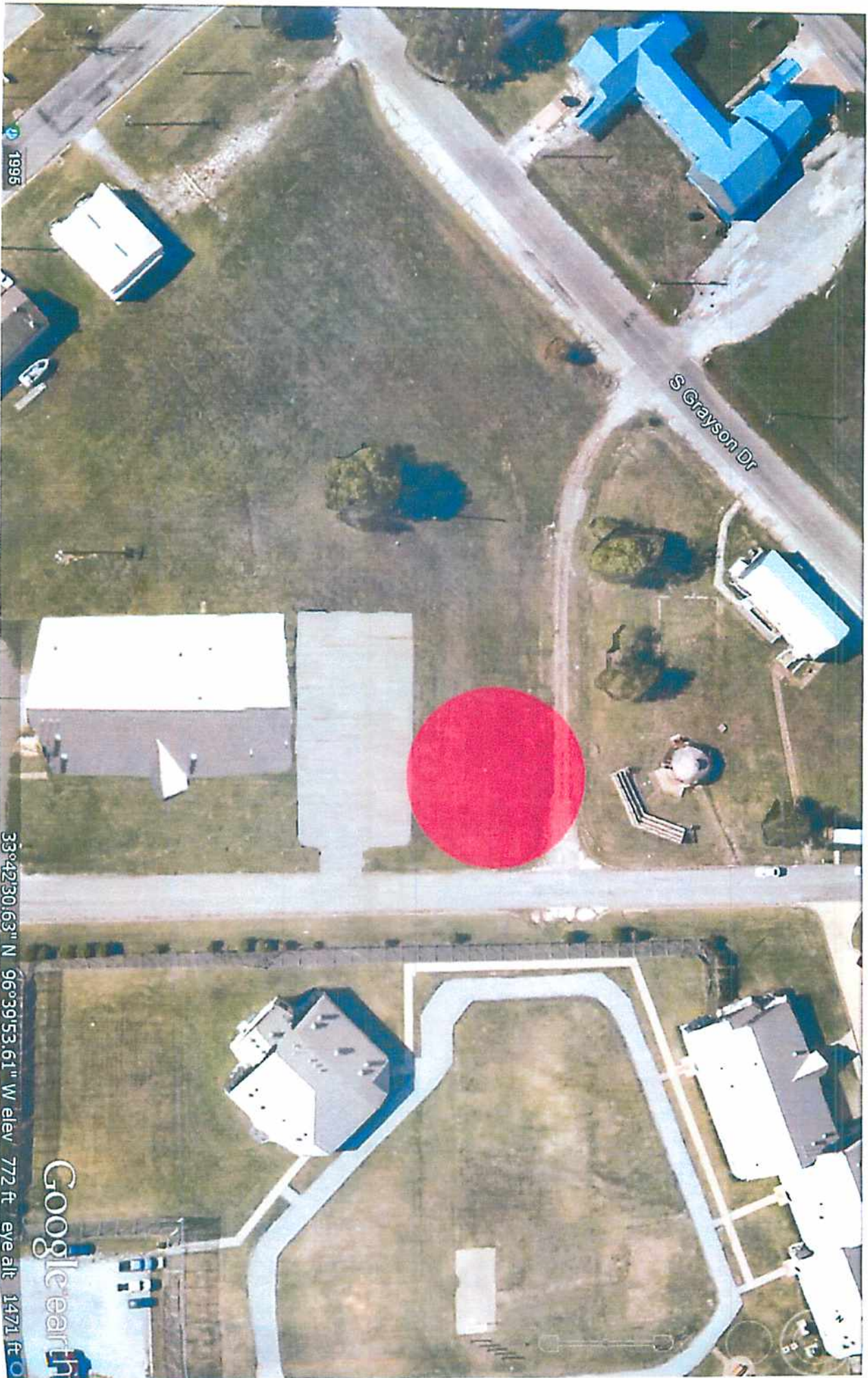
Approved:

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Mike Shahan  
Director for the Grayson County  
Regional Mobility Authority

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W. R. Hubbard, Jr.  
Chairman, Board of Directors  
Resolution Number 15-07  
Date Passed 06/11/15



S Grayson Dr

1995

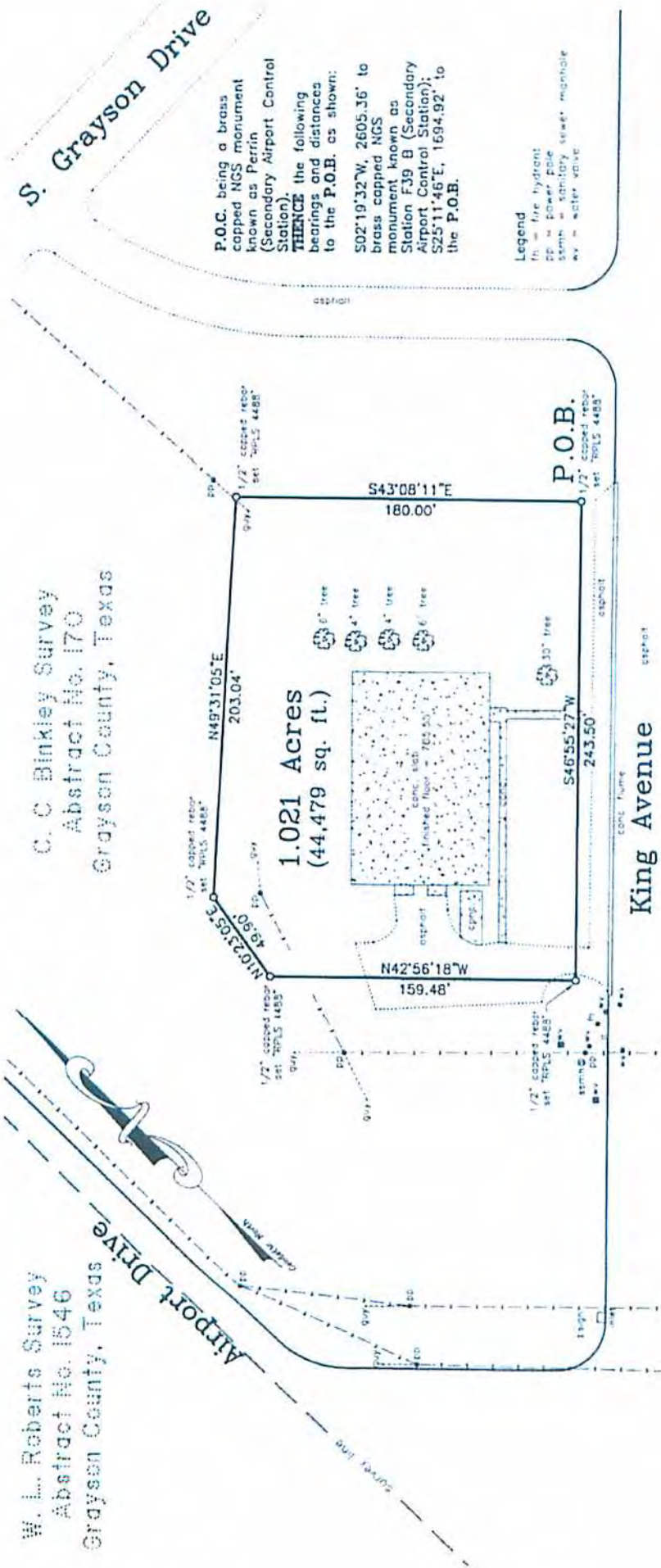
33°42'30.63" N 96°39'53.61" W elev 772 ft eye alt 1471 ft

Google earth



W. L. Roberts Survey  
 Abstract No. 1546  
 Grayson County, Texas

C. C. Binkley Survey  
 Abstract No. 170  
 Grayson County, Texas



Billy F. Helvey, R. P. L. S. No. 4488  
 Copyright Date: September 24, 2013

A proposed Lease Site at North Texas  
 Regional Airport, at King Avenue & Airport Drive



Helvey & Associates Surveying, Inc.  
 222 W. Main St.  
 Denison, Texas 75020  
 Ph (903) 463-6191 Fax (903) 463-4088

## RMA BOARD AGENDA

**ITEM NUMBER: Four**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Consideration of approval of a Lease Addendum with Grayson Aviation I, LLC, for Building #10003

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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### **SUMMARY:**

Terry Vogel with Lake Texoma Jet Center is asking permission to make improvements to Building #10003, which is located on the west side of the Airport. There is a combination of interior and exterior improvements. Please see attachment for a list of approved improvements. Per NTRA Policy, Ms. Vogel is requesting 50% reimbursement on interior improvements and 100% reimbursement on all exterior improvements. All approved improvements will not exceed \$80,000 in total cost. The maximum monthly reimbursement for the improvements will be \$941.25 per month.

No approved improvements will be reimbursed until detailed statement of work and paid invoices are provided to the airport administrative office.

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### **ATTACHMENTS (LIST)**

Resolution 15-08

Lease Amendment to Grayson Aviation I Lease Agreement

List of approved improvements

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### **ALTERNATIVES/RECOMMENDATIONS:**

Approve Lease Addendum with Grayson Aviation I, LLC, for improvements to Building #10003.



## **RESOLUTION No. 15-08**

WHEREAS, the Grayson County Regional Mobility Authority (“GCRMA”) was created pursuant to the request of Grayson County and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.1, *et seq.* (the “RMA Rules”); and

WHEREAS, the Board of Directors of the GCRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, GCRMA entered into an Interlocal Agreement with Grayson County for the operation of the North Texas Regional Airport on October 31, 2008;

WHEREAS, NTRA desires to enter into an Amendment to the Lease Agreement with Artist-Aire, Ltd., and transferred to Best Jets Engines, Inc., and transferred to Grayson Aviation I, LLC, for the lease of Building #10003 located at 7195 N. SH 289, Denison, Texas, on April 1, 2004; and

WHEREAS, Grayson Aviation I, LLC, desires to make interior and exterior improvements to the Leased Premises; and

WHEREAS, Grayson Aviation I, LLC, desires to receive a monthly rental credit to reimburse them 50% to 100% of the cost for the improvements depending on the improvements; and

WHEREAS, the Board of Directors of the GCRMA finds that it is in the best interest of North Texas Regional Airport to approve the Amendment to the Lease Agreement with Grayson Aviation I, LLC; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors approves the Amendment to the Lease Agreement between North Texas Regional Airport and Grayson Aviation I, LLC, and authorize the Director to execute the Amendment.

APPROVED THIS 11th day of June, 2015, by the Board of Directors of the Grayson County Regional Mobility Authority.

Submitted and reviewed by:

Approved:

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Mike Shahan  
Director for the Grayson County  
Regional Mobility Authority

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W. R. Hubbard, Jr.  
Chairman, Board of Directors  
Resolution Number 15-08  
Date Passed 06/11/15

**AMENDMENT  
OF LEASE AGREEMENT BETWEEN  
GRAYSON COUNTY  
AND  
GRAYSON AVIATION I, LLC**

This Amendment entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between Grayson County, (the "Lessor"), a body politic existing under the Constitution and laws of the State of Texas, acting by and through the Grayson County Regional Mobility Authority pursuant to a Resolution dated October 20, 2008, of the Commissioners Court of Grayson County, the governing body of said County and the true and lawful owner of the North Texas Regional Airport, formerly known as Grayson County Airport, acting by and through its Director, whose address is 4700 Airport Drive, Denison, Texas 75020, and Grayson Aviation I, LLC, (the "Lessee"), whose address is 5900 S. Lake Forest Drive, Suite 295, McKinney, Texas 75070.

WHEREAS Lessor and Artist-Aire, Ltd, and transferred to Best AeroNet Aviation Services, Ltd., and transferred to Best Jets Engines, Inc., and transferred to Grayson Aviation I, LLC, entered into a Lease Agreement effective April 1, 2004, covering certain property located at North Texas Regional Airport, Denison, Grayson County, Texas as more fully described therein (the "Lease"); and

WHEREAS, Lessee desires to amend the Lease by making improvements to the Leased Premises known as Building #10003 and located at 7195 N. SH 289, Denison, Texas. Section 3. Consideration shall be amended to include Paragraph 5 as follows:

5. Lessor acknowledges that Lessee has agreed to make additional improvements to the Leased Premises (the "Improvements"), all as described in Exhibit A attached hereto. Upon completion of improvements and furnishing Lessor with receipts evidencing the reasonable costs for the Improvements, Lessor shall deduct twenty five (25%) percent per month from the monthly Lease Payment until such time the Lessee has been reimbursed for such Improvements, an amount equal to 50% to 100% as specified in Exhibit A of the amount spent by Lessee or \$80,000.00, whichever is less. All "Improvements" must be of the type described in Exhibit A to qualify for reimbursement

Lessor and Lessee hereby ratify and affirm the Lease, as amended and modified hereby. Except as amended and modified hereby, all terms and provisions of the Lease remain unchanged and shall continue in full force and effective.

Lessor and Lessee agree that this Amendment and all of the covenants and agreements contained herein shall be binding upon the parties hereto and shall inure to the benefit of and be binding upon each of their respective successors and permitted assigns.

**IN WITNESS WHEREOF** the Lessor and Lessee have executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2015.

LESSEE:

GRAYSON AVIATION I, LLC

By: \_\_\_\_\_  
H. GEORGE SCHULER, Chief Executive Officer

LESSOR:

GRAYSON COUNTY REGIONAL  
MOBILITY AUTHORITY

By: \_\_\_\_\_  
MIKE SHAHAN, Director

Approved as to Form:

\_\_\_\_\_  
WILLIAM B. MUNSON, Attorney

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF GRAYSON    §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by H. GEORGE SCHULER, Chief Executive Officer of GRAYSON AVIATION I, LLC, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF GRAYSON    §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by MIKE SHAHAN, Director, GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY.

\_\_\_\_\_  
Notary Public, State of Texas

## **Exhibit A**

### **Lessees Improvements – Building 10003**

Lessee shall make the following improvements on or before June 30, 2018. Estimated improvements will be approximately \$80,000.00.

#### List of Interior Improvements (50%):

1. Improvement/Remodel to kitchen and restroom including cabinets, counter tops, stall doors and fixtures if needed
2. Remove temporary wall
3. Construct dividing wall to separate the restrooms from the eating/cooking area
4. Construct a dividing wall for building energy efficiency
5. Remove water damaged molded carpet from office area
6. Stain concrete flooring throughout the building
7. Upgrade electricity
8. Upgrade light fixtures
9. Install lighted exit door lights
10. Replace all damaged ceiling tiles

#### List of Exterior Improvements (100):

1. Replace windows at front entrance with Low Emissivity windows
2. Replace loading dock door
3. Upgrade heat and air units
4. Install high grade ramp guards in loading dock area
5. Improve water drainage around exterior of building
6. Replace entrance doors

Lake Texoma Jet Center request to sublease bldg #10003 to Flavor Shakes Ltd starting July 1<sup>st</sup>, 2015. The business will include injection molding, inventory storage and product fulfillment. This will be a 5 year lease with the option to extend.

Proposed improvements for building #10003 located at 7195 N State Hwy 289, Sherman, TX 75092 include the following with the estimated expenses.

Replace windows at front entrance with Low Emissivity windows  
Improvements/Remodel to kitchen and restrooms including cabinets, counter tops, stall doors and fixtures if needed  
Remove temporary walls  
Construct a dividing wall to separate the restrooms from the eating/cooking area  
Construct a dividing wall for building energy efficiency  
Remove water damaged molded carpet from office area  
Stain concrete flooring throughout the building  
Replace loading dock door  
Upgrade electricity  
Upgrade light fixtures  
Upgrade heat and air units  
Install high grade ramp guards in loading dock area  
Improve water drainage around exterior of building  
Replace entrance doors  
Install lighted Exit door lights  
Replace all damaged ceiling tiles  
Waste materials disposal

Total estimated expenses \$72,650.00



\$ 72650

Bldg Improvements

Offices + (Security)

\$ 9100

Carpet/Floors - 2000 sq ft x \$3 sq ft = 6000

Door Entrance + entry doors = 500

Windows + Screens = ?

Lighting fixtures 6 x 200 = 1200

Walls construction = 1500

Painting = 900

Heating ?

Air condition ?

Door handles w/ two locks = 200

Electric light fixture locations = 100

EXIT DOOR LIGHTS X 100 (2) = 200

\$ 300

Warehouse supervisor office

window -

door -

paint -

Electricity to some office fixtures for rooms - 300

51,200

Warehouse f

Floors 10000 sq ft x 1.90 sq ft = \$ 19000

Lights Halogen 20 fixtures @ 500 = 10000

Water drains (if any) check = 200

Walls + Holes <sup>(Repair)</sup> constuc: 90 foot wall x 13' H = 3000

Insulation if done correct for ceiling = 15000

Paint interior = 3000

(Check) Overhead doors + seals + operation = 300

Ramp + guards check/corred <sup>(concrete)</sup> = 200

Water drainage around the building = X

Entrance door to warehouse = 500

1000 Fire extinguisher LOCATIONS  
 EXIT DOOR LIGHTS 5 locations  
 5 x 200 = 1000

(ROOF)

6150 - Kitchen + cafeteria

Floor - 600  
 Walls - Remove panels/drywall/paint 1200  
 Lighting - 6 x 250 = ~~1500~~ (1500) 6 light fixtures  
 Counter top - 800  
 with SINK 2 OR 3 sinks w/ <sup>600</sup> deep SINK  
 Electric for 220 Stove - 200  
 Refrigerator location with counter 150  
Not opening to Rest Rooms wall  
 construct 1200

4400 Rest Rooms

New Counters - Mens 750 / Women 750  
 PAINT WALL 600  
 FLOOR PAINT 600 (300 x 2)  
 DRAINS ? + inspect 200  
 Stall doors 250 x 4 = 1000  
 MIRRORS 100 x 2 = 200  
 DIVIDE UNIT DOORS - 800

Heater/AC unit controllers - chade 200

CLEAN UP & DISPOSE

## RMA BOARD AGENDA

ITEM NUMBER: Five  
MEETING DATE: 06/11/15

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**ITEM TITLE:** Consideration of approval of a Partial Lease Termination and Modification Agreement with Carson Aviation, LLC.

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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### **SUMMARY:**

Carson Aviation, LLC, has almost completed the first of five hangars on their leased premises. That hangar has not been leased at this time. Carson Aviation is requesting a modification to the lease agreement. They would like to be released from the remaining 32,000 sq. ft. and be released from the requirement to build the remaining four hangars.

Should the Board approve the termination and modification agreement, the lease premises would revert to an 8,000 square foot lot. The lease rate would remain at \$0.21 per square foot per year and the term would remain at thirty years.

Ben Munson is reviewing the Partial Lease Termination and Modification Agreement and will provide comments no later than the Board meeting. He recommended submitting to the Board as written with the understanding there may be minor modifications.

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### **ATTACHMENTS (LIST)**

Resolution 15-09

Partial Lease Termination and Modification Agreement

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### **ALTERNATIVES/RECOMMENDATIONS:**

Approve the Partial Lease Termination and Modification Agreement with Carson Aviation, LLC.



## RESOLUTION No. 15-09

WHEREAS, the Grayson County Regional Mobility Authority (“GCRMA”) was created pursuant to the request of Grayson County and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.1, *et seq.* (the “RMA Rules”); and

WHEREAS, the Board of Directors of the GCRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, GCRMA entered into an Interlocal Agreement with Grayson County for the operation of the North Texas Regional Airport (NTRA) on October 31, 2008;

WHEREAS, NTRA desires to partially terminate the Lease Agreement with Carson Aviation, LLC, and

WHEREAS, upon approval, the Leased Premises known as Lots 10E, 11E, 12E and 13E, located as 131 Executive Hangar Drive, 115 Executive Hangar Drive, 105 Executive Hangar Drive, and 95 Executive Hangar Drive, Denison, Texas will be removed from the existing Lease Agreement with Carson Aviation, LLC; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors approves the Partial Termination and Modification Agreement, attached hereto as Attachment “A”, between North Texas Regional Airport, Air Texoma International, LLC, and Carson Aviation, LLC

APPROVED THIS 11<sup>th</sup> day of June, 2015, by the Board of Directors of the Grayson County Regional Mobility Authority.

Submitted and reviewed by:

Approved:

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Mike Shahan  
Director for the Grayson County  
Regional Mobility Authority

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W. R. Hubbard, Jr.  
Chairman, Board of Directors  
Resolution Number 15-09  
Date Passed 06/11/15

THE STATE OF TEXAS           §  
  §           KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF GRAYSON       §

**PARTIAL TERMINATION AND MODIFICATION AGREEMENT**

This Agreement is made this 1st day of June, 2015, between CARSON AVIATION, LLC, (“Lessee”), and GRAYSON COUNTY, a body politic existing under the Constitution and laws of the STATE OF TEXAS, acting by and through the GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY, (the “Board”) pursuant to a Resolution dated October 10, 2008 of the Commissioners Court of Grayson County, the governing body of said County and a true and lawful owner of the NORTH TEXAS REGIONAL AIRPORT (the “Airport”), acting by and through the Director, (the “Director”).

WHEREAS, an Aviation Ground Lease Agreement dated November 4, 2014, currently exists between the Airport and Lessee for the use of Lots 9E, 10E, 11E, 12E and 13E located at 135, 131, 115, 105 and 95 Executive Hangar Drive, Denison, Texas; and

WHEREAS, Lessee desires to remove and excuse itself from all obligations related to Lots 10E, 11E, 12E and 13E by the termination of its interest in the Lease, located at 131 Executive Hangar Drive, 115 Executive Hangar Drive, 105 Executive Hangar Drive, and 95 Executive Hangar Drive, Denison, Texas and as described in the attached Exhibit “A”; and

WHEREAS, Lessee hereby petitions Airport for its approval to make a complete and total termination of Lots 10E, 11E, 12E and 13E under the Lease; and

NOW THEREFORE, the Airport Board hereby approves the complete and total termination of the Lease as to Lots 10E, 11E, 12E and 13E and releases Lessee and Kyle D. Hockersmith from any and all obligations under the Lease as to Lots 10E, 11E, 12E and 13E.

Lessee further request that Amendment 1 to the Lease Agreement, dated December 10, 2014, for Lot 9E be adjusted from 8,000 square feet to the original 10,000 square feet lease as described in the attached Exhibit “B”; and.

It is further agreed that the Rent for the Lease to be paid under the Lease for Lot 9E located at 135 Executive Hangar Drive, Denison, Texas, shall be \$175.00 per month in advance, subject to adjustments as provided in the Lease.

It is further agreed that Transferor-Lessee and the Airport ratify and confirm all the terms and conditions of the Lease, except as modified herein.

IN WITNESS THEREOF, the parties to this Agreement hereby executed this instrument as of the date first written above.

Lessee: Carson Aviation, LLC

By: \_\_\_\_\_  
Kyle D. Hockersmith, Managing Member  
Carson Aviation, LLC  
3621 Pottsboro Road #251  
Denison, Texas 75020

Airport: NORTH TEXAS REGIONAL AIRPORT

By: \_\_\_\_\_  
Mike Shahan, Airport Director  
4700 Airport Drive  
Denison, Texas 75020

Approved as to Form:

\_\_\_\_\_  
William B. Munson

STATE OF TEXAS           §  
  §  
COUNTY OF GRAYSON   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Mike Shahan, as the duly authorized Airport Director for the North Texas Regional Airport.

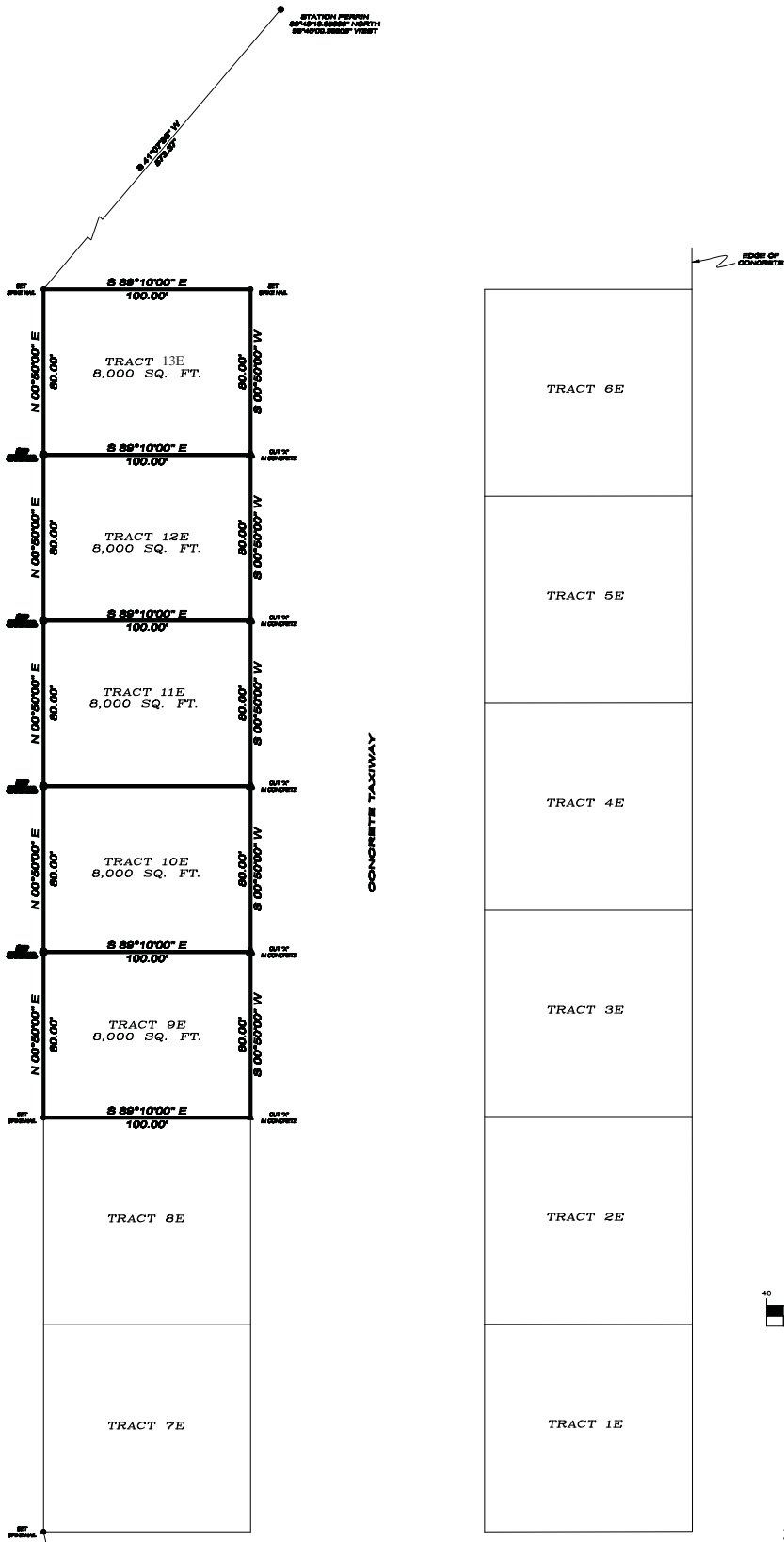
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS           §  
  §  
COUNTY OF GRAYSON   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Kyle D. Hockersmith, Managing Member of Carson Aviation, LLC.

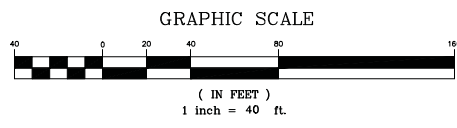
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

This plat contains information that is proprietary to Underwood Drafting & Surveying, Inc. It is to be used only for the purposes stated herein. Any other use is prohibited. This plat is not intended to be used as a substitute for a deed or other legal instrument. It is not to be used to create any new interests in land. Copyright © 2014 Underwood Drafting & Surveying, Inc. All rights reserved.



ROAD OF ASPHALT

SCALE  
1" = 40'



**SEE LEGAL DESCRIPTIONS ATTACHED**

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

*D.W. Underwood*

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709  
Dated: 11/13/2014



Y. S. HUGHES SURVEY  
ABSTRACT NO. 577



# UNDERWOOD

DRAFTING & SURVEYING, INC.

## LEGAL DESCRIPTION

JOB NO. 14110639

Tract 9E

**Situated** in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport, and being more particularly described by metes and bounds as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South  $41^{\circ}07'56''$  West 573.37 feet and South  $00^{\circ}50'00''$  West 320.00 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North  $11^{\circ}48'27''$  West 1,607.13 feet and North  $00^{\circ}50'00''$  East 280.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

**Thence** the following calls and distances:

- (1) South  $89^{\circ}10'00''$  East, a distance of 100.00 feet to an "X" cut in concrete;
- (2) South  $00^{\circ}50'00''$  West, a distance of 80.00 feet to an "X" cut in concrete;
- (3) North  $89^{\circ}10'00''$  East, a distance of 100.00 feet to a spike nail set;
- (4) North  $00^{\circ}50'00''$  West, a distance of 80.00 feet to the **Point-of-Beginning** and containing **8,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*D. Underwood* 11/13/14

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709



# UNDERWOOD

DRAFTING & SURVEYING, INC.

## LEGAL DESCRIPTION

JOB NO. 14110639

Tract 10E

**Situated** in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport, and being more particularly described by metes and bounds as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South  $41^{\circ}07'56''$  West 573.37 feet and South  $00^{\circ}50'00''$  West 240.00 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North  $11^{\circ}48'27''$  West 1,607.13 feet and North  $00^{\circ}50'00''$  East 360.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

**Thence** the following calls and distances:

- (1) South  $89^{\circ}10'00''$  East, a distance of 100.00 feet to an "X" cut in concrete;
- (2) South  $00^{\circ}50'00''$  West, a distance of 80.00 feet to an "X" cut in concrete;
- (3) North  $89^{\circ}10'00''$  East, a distance of 100.00 feet to a spike nail set;
- (4) North  $00^{\circ}50'00''$  West, a distance of 80.00 feet to the **Point-of-Beginning** and containing **8,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*DWU* 11/13/14

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

# UNDERWOOD

DRAFTING & SURVEYING, INC.

## LEGAL DESCRIPTION

JOB NO. 14110639

Tract 11E

**Situated** in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport, and being more particularly described by metes and bounds as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South 41°07'56" West 573.37 feet and South 00°50'00" West 160.00 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North 11°48'27" West 1,607.13 feet and North 00°50'00" East 440.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

**Thence** the following calls and distances:

- (1) South 89°10'00" East, a distance of 100.00 feet to an "X" cut in concrete;
- (2) South 00°50'00" West, a distance of 80.00 feet to an "X" cut in concrete;
- (3) North 89°10'00" East, a distance of 100.00 feet to a spike nail set;
- (4) North 00°50'00" West, a distance of 80.00 feet to the **Point-of-Beginning** and containing **8,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*DW Underwood* 11/13/14

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

# UNDERWOOD

DRAFTING & SURVEYING, INC.

## LEGAL DESCRIPTION

JOB NO. 14110639

Tract 12E

**Situated** in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport, and being more particularly described by metes and bounds as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South  $41^{\circ}07'56''$  West 573.37 feet and South  $00^{\circ}50'00''$  West 80.00 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North  $11^{\circ}48'27''$  West 1,607.13 feet and North  $00^{\circ}50'00''$  East 520.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

**Thence** the following calls and distances:

- (1) South  $89^{\circ}10'00''$  East, a distance of 100.00 feet to an "X" cut in concrete;
- (2) South  $00^{\circ}50'00''$  West, a distance of 80.00 feet to an "X" cut in concrete;
- (3) North  $89^{\circ}10'00''$  East, a distance of 100.00 feet to a spike nail set;
- (4) North  $00^{\circ}50'00''$  West, a distance of 80.00 feet to the **Point-of-Beginning** and containing **8,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*DW Underwood* 11/13/14

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

# UNDERWOOD

DRAFTING & SURVEYING, INC.

## LEGAL DESCRIPTION

JOB NO. 14110639

Tract 13E

**Situated** in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport, and being more particularly described by metes and bounds as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South 41°07'56" West 573.37 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North 11°48'27" West 1,607.13 feet and North 00°50'00" East 600.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

**Thence** the following calls and distances:

- (1) South 89°10'00" East, a distance of 100.00 feet to an "X" cut in concrete;
- (2) South 00°50'00" West, a distance of 80.00 feet to an "X" cut in concrete;
- (3) North 89°10'00" East, a distance of 100.00 feet to a spike nail set;
- (4) North 00°50'00" West, a distance of 80.00 feet to the **Point-of-Beginning** and containing **8,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*DW Underwood* 11/13/14

Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

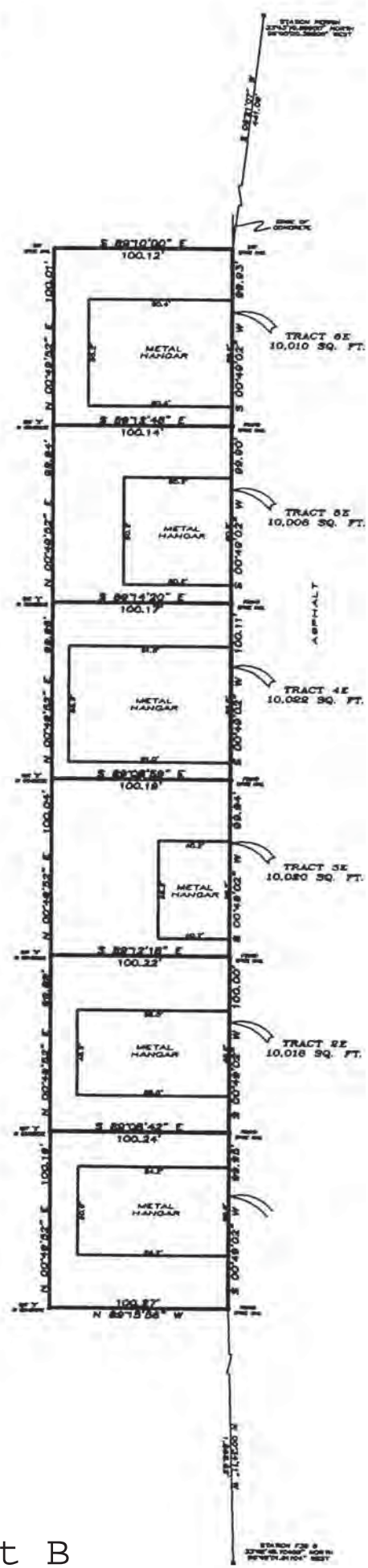
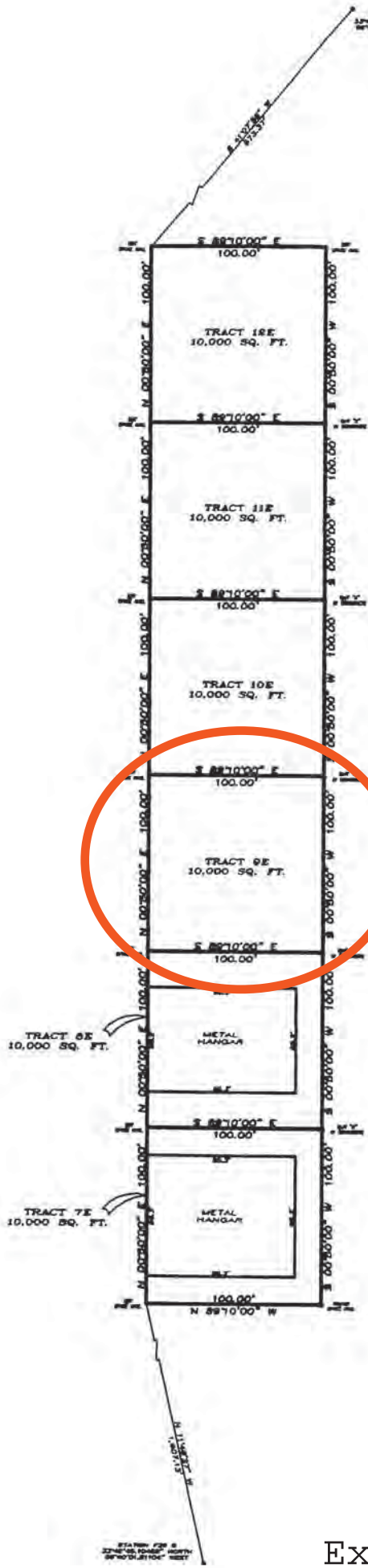


Exhibit B

Legal Description  
Job No. A3010007  
Tract 2E

Situated in the County of Grayson, State of Texas, being a part of Perrin Airfield (also known as Grayson County Airport) and being more particularly described as follows:

**Beginning** at a spike nail set at the northwest corner of the herein described tract, said nail being South  $41^{\circ}07'56''$  West 573.37 feet and South  $00^{\circ}50'00''$  West 300.00 feet from a brass capped NGS monument known as Perrin (Secondary Airport Control Station), said nail also being North  $11^{\circ}48'27''$  West 1,607.13 feet and North  $00^{\circ}50'00''$  East 300.00 feet from a brass capped NGS monument known as Station F39 B (Secondary Airport Control Station);

Thence the following calls and distances:

- (1) South  $89^{\circ}10'00''$  East a distance of 100.00 feet to a set spike nail;
- (2) South  $00^{\circ}50'00''$  West a distance of 100.00 feet to a set spike nail;
- (3) North  $89^{\circ}10'00''$  West a distance of 100.00 feet to a set spike nail;
- (4) North  $00^{\circ}50'00''$  East a distance of 100.00 feet to the **Point-of-Beginning** and containing **10,000 Square Feet** of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.



*DW Underwood* 01/16/03  
Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

Exhibit B

**RMA BOARD AGENDA**

**ITEM NUMBER: Six**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Consideration of approval of the FY 2016 Airport Budget to be presented to Commissioners Court for approval.

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

The Budget Committee met on May 28 to review the Airport budget for FY 2016 and is recommending the following budget.

**Budget Summary:**

Airport Income is \$1,091,843.00

Aviation related income:	\$ 592,116.00
Non-aviation related income:	\$ 449,727.00
<u>Grant Income:</u>	<u>\$ 50,000.00</u>
Total	\$1,091,843.00

Airport Expenses are \$1,263,163.00

Payroll & benefits:	\$ 352,578.00
Operating Expenses:	\$ 810,585.00
<u>Grants:</u>	<u>\$ 100,000.00</u>
Total	\$1,263,163.00

**Net Gain/Loss:** (\$ 171,320.00)\*

- Capital Improvement Expenses for FY 2016 is \$145,000.00
- ATCT expense for a full year is \$275,000.00

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**ATTACHMENTS (LIST)**

Resolution 15-10  
FY 2016 Airport Budget  
Proposed 2016 Budget and Tax Rate Adoption Schedule

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**ALTERNATIVES/RECOMMENDATIONS**

Airport staff and the Budget Committee recommend approving Resolution 15-10 and recommend the 2016 Airport Budget to Commissioners Court for their consideration



## **RESOLUTION No. 15-10**

WHEREAS, the Grayson County Regional Mobility Authority (“GCRMA”) was created pursuant to the request of Grayson County and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.01, *et seq.* (the “RMA Rules”); and

WHEREAS, the Board of Directors of the GCRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, the Grayson County Commissioners Court entered into an interlocal agreement with the GCRMA dated October 31, 2008, for the purposes of operation, regulation, and protection of the North Texas Regional Airport and its facilities; and

WHEREAS, GCRMA Board of Directors appointed an GCRMA Budget Committee to review and make recommendations for the FY 2016 budget for North Texas Regional Airport; and

WHEREAS, North Texas Regional Airport’s fiscal year will come to a close on September 30, 2015; and

WHEREAS, the FY 2016 Proposed Airport Budget has been prepared and the GCRMA Budget Committee reviewed the proposed Budget; and

WHEREAS, the GCRMA Budget Committee recommends that the proposed FY 2016 budget be approved by the GCRMA Board of Directors for presentation to Grayson County Commissioners Court for final approval; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the GCRMA hereby approves the FY 2016 North Texas Regional Airport Budget, attached hereto as Attachment “A”, to be presented to Grayson County Commissioners Court for final approval.



APPROVED THIS 11th day of June, 2015, by the Board of Directors of the Grayson County Regional Mobility Authority.

Submitted and reviewed by:

Approved:

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Mike Shahan  
Director for the Grayson County  
Regional Mobility Authority

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W. R. Hubbard, Jr.  
Chairman, Board of Directors  
Resolution Number 15-10  
Date Passed 06/11/15



June 4, 2015

### **FY 2016 Airport and GCRMA Budget Summary**

Enclosed are the draft NTRA and GCRMA Budgets as approved by the Budget Committee for your review.

Overall, as presented, the NTRA revenue, discounting any transfer in from the County's General Fund, is projected to be up 5% while expenses, are projected to be down 1.5%. Nonetheless, estimated expenses still exceed estimated revenue by \$171,320 as presented. This amount is down 29% from FY 2015.

The RMA Budget has remained the same with the exception of moving the Business Development line item (\$33,000) from the NTRA budget to the RMA Budget.

The NTRA draft budget includes adding one part-time operations officer, replacing a 47 year old HVAC system and purchasing a new John Deere tractor for the maintenance department. Other major changes in this budget include increasing the overall amount of operating the control tower by \$25,000, moving the Business Development line item to the RMA budget and reducing the Hangar Repair line item by \$75,000.

**Airport Revenue Summary:** The estimated revenue for FY 2016 is \$1,091,843. Below are lists of line items that will affect the NTRA revenue for FY 2016 and should be considered before presenting the budget to the Grayson County Commissioners Court for approval.

#### Aviation Facilities:

1. Hangar 1E – the long term tenant just moved out and the hangar is for lease. We currently have projected revenue of \$12,600 for FY 2016. This amount may need to be removed if not leased soon.
2. Hangar 5513 – Three hangar bays are not currently leased. We are leasing individual aircraft space to a few tenants at \$200 per month per aircraft. We have \$3,800 budgeted in this line item. No other revenue is budgeted in the FY 2016 budget.
3. West Side Hangar – no revenue is budgeted in the FY 2016 budget.

#### Land Industrial:

Restaurant Building – the court has awarded this building to NTRA. The building is currently not leased and it needs major work before it is leasable. We have an interested party who would like to lease the building and open a restaurant. No revenue is budgeted in the FY 2016 budget.

Fuel Flowage Fee - currently we have \$43,000 budgeted, which is down from the current \$50,000 in the FY 2015 budget. This amount is the average collected in fuel flowage fees for the past two years.

Transfer In/Cash Match – this amount will be determined by the Grayson County Commissioners Court based on the approved budget.

**Airport Expense Summary:** The estimated expenses for FY 2016 are \$1,263,163. Below are lists of line items that affect the NTRA expenses for FY 2016 and should be considered before presenting the budget to the Grayson County Commissioners Court for approval.

Payroll – Commissioners Court will adjust as needed depending on salary adjustments. We would like to add one part-time position this year. This position would be an Operations Officer who will take over the inspections of the airfield. They would also do routine maintenance on airfield lighting, pavement maintenance and other duties as needed. The position would be for 20 hours per week at \$12.00 per hour. This position is more skilled than our average ground maintenance worker. Estimated cost including retirement and FICA/Med is \$14,645 per year.

Operating Expenses – we removed the \$1,000 annual fee that we had been paying to the TCEQ to be in the voluntary cleanup program for Building 110. We have been removed from that program. We added \$2,400 to cover the annual ProDigIQ fee for the airport inspection program that we purchased this year. Net change is an increase of \$1,526.

Professional Services – this is the line item that has the most change in the proposed budget. Advanced ATC is requesting an increase of \$25,000 for the annual contract to cover additional staffing coverage and a pay increase for the controllers. Most of the controllers who started with Advanced ATC were former students from the L-3 ATC Academy. All have been hired by the FAA and have left or will be leaving soon to go to work for them. The increased pay amount is needed to attract the more experienced controllers and to increase coverage.

We are meeting with FAA officials on June 23 to request admittance into the Federal Contract Tower Program for FY 2016. In the current FY 2016 FAA Budget passed by the House, funding is available for two new airports to be admitted into the program. One airport has been named and the other is open. We are working with Senator Cornyn's staff and Congressman Ratcliffe to get NTRA named as the other airport to be funded. This is a longshot, but we are trying.

Training and Education – the National AAAE Conference is being held in Houston in 2016. Typically, I attend this conference when it is being held in Texas.

Business Development – this line item has been moved to the RMA Budget at the request of Judge Magers. It is typically \$33,000 and is one-third of the total marketing budget for the airport.

Dues and Publications – this line item has been reduced by \$1,100 due to the cancellation of the DFW FTZ status at NTRA and not paying dues this year to the General Aviation Airport coalition.

Liability & Casualty Insurance – this line item has been reduced based by \$4,300 based on actual cost for FY 2016.

Utilities – has been increased by \$5,000 to cover rising cost.

Repair & Maintenance – the HVAC system at GTUA appears to be the original system installed when the building was built in 1968. Alverson's has been making repairs to this system for a number of years. They are recommending replacement because the parts for this system are becoming hard to find and expensive. The estimated cost for this project is \$58,300, which has a 10% contingency fee added. Since January 2014, we have spent \$7,730 on repairs to this system.

Hangar Repairs – this line item has been reduced from \$100,000 to \$25,000. The exterior rehabilitation of all large hangars has been completed. This line item will continued to be used to make improvements to the large hangars.

Airport Equipment Maintenance – there is a slight increase of \$1,220 in the maintenance contracts to maintain the ILS and ATCT equipment.

Office equipment Rental – Pitney Bowes increased the cost of the mail machine by \$92. This price will remain for three years.

Improvements – we do not have a grant this year so this line item has been reduced by \$39,380.

Equipment – the Maintenance Department is requesting a new John Deere 5085E Utility tractor to replace the existing 1993 Ford 5610 tractor. The new tractor is smaller than the other John Deere tractor they currently have. This tractor will be used with the 15' brush hog. Estimated hours on this 22 year old tractor is a minimum of 7,500 hours.

Sincerely,



Mike Shahan  
Airport Director

## FY 2016 PROPOSED REVENUE

Account Number	Account Name	FY 2016 Budget	FY 2015 Revised Budget	Percentage of Change from 2015 Budget
800.000.41500	Aviation Facilities	\$438,698.00	396,151.00	10.74%
800.000.41520	Revenue Producing Facilities	334,562.00	331,998.00	0.77%
800.000.41530	Land - Agricultural	\$4,625.00	4,625.00	0.00%
800.000.41540	Land - Industrial	\$43,577.00	42,399.00	2.78%
800.000.41550	Land - Aviation	110,418.00	100,340.00	10.04%
800.000.41560	Insurance	\$55,836.00	53,178.00	5.00%
800.000.41570	Oil Lease Revenue	\$3,527.00	3,178.00	10.98%
800.000.43000	State Grant Revenue	50,000.00	50,000.00	0.00%
800.000.43200	Federal Revenue	-	-	0.00%
800.000.49000	Investment Earnings	\$600.00	600.00	0.00%
800.000.49530	Fuel Flowage Fee	\$43,000.00	50,000.00	-14.00%
800.000.49600	Donations	\$0.00	-	#DIV/0!
800.000.49900	Insurance Proceeds	\$0.00	-	0.00%
800.000.49950	Miscellaneous Revenue	\$7,000.00	7,000.00	0.00%
800.000.49970	Transfer In/Cash Match*	\$0.00	243,127.00	-100.00%
<b>TOTAL REVENUES</b>		<b>\$1,091,843.00</b>	<b>\$ 1,282,596.00</b>	<b>-14.87%</b>

PROPOSED REVENUE BUDGET WITH GRANTS:	\$1,091,843.00	\$	1,282,596.00	-14.87%
PROPOSED REVENUE BUDGET WITHOUT GRANTS:	\$ 1,041,843.00	\$	1,232,596.00	-15.48%
<b>PROPOSED REVENUE BUDGET w/o Transfer in:</b>	<b>\$1,091,843.00</b>		<b>\$1,039,469.00</b>	<b>5.04%</b>
PROPOSED REVENUE BUDGET w/o GRANTS & Transfer In:	\$1,041,843.00	\$	989,469.00	5.29%

**FY 2016 PROPOSED EXPENSES - AIRPORT**

<b>Account Number</b>	<b>Account Name</b>	<b>FY 2016 Budget</b>	<b>FY 2015 Revised Budget</b>	<b>Percentage of Change from 2015 Budget</b>
800.710.51030	Assistants	162,498.00	162,498.00	0.00%
800.710.51080	Part-Time	58,903.00	46,423.00	26.88%
800.710.52010	Social Security Taxes	16,506.00	15,551.00	6.14%
800.710.52020	Group Health Insurance	30,120.00	30,120.00	0.00%
800.710.52030	Retirement	22,377.00	21,167.00	5.72%
800.710.52031	457 Deferred Comp Expense	8,232.00	8,232.00	
800.710.52040	Unemployment Compensation	852.00	852.00	0.00%
800.710.52050	Workers Compensation	3,090.00	3,090.00	0.00%
800.710.52060	Other Post Employment Benefits	50,000.00	50,000.00	0.00%
<b>TOTAL PERSONNEL</b>		<b>\$352,578.00</b>	<b>337,933.00</b>	<b>4.33%</b>
800.710.53100	Office Supplies	3,000.00	3,000.00	0.00%
800.710.53200	Postage	800.00	800.00	0.00%
800.710.53300	Operating Expenses	9,551.00	8,025.00	19.02%
800.710.53350	Janitorial Supplies	1,000.00	1,000.00	0.00%
800.710.53560	Gas, Oil, Etc.	16,000.00	16,000.00	0.00%
800.710.53570	Tires, Batteries, & Accessories	2,000.00	2,000.00	0.00%
800.710.53580	Parts	6,000.00	6,000.00	0.00%
800.710.53590	Repair & Maintenance Supplies	30,000.00	30,000.00	0.00%
800.710.53750	Small Equipment	1,000.00	2,500.00	-60.00%
<b>TOTAL SUPPLIES &amp; EQUIPMENT</b>		<b>69,351.00</b>	<b>69,325.00</b>	<b>0.04%</b>
800.710.54000	Professional Services	281,600.00	256,600.00	9.74%
800.710.54030	Training and Education	6,200.00	3,400.00	82.35%
800.710.54040	Business Development	0.00	33,333.00	-100.00%
800.710.54080	Local Travel	200.00	200.00	0.00%
800.710.54180	Advertising/Signage	0.00	0.00	0.00%
800.710.54200	Printing	2,000.00	2,000.00	0.00%
800.710.54220	Dues and Publications	3,550.00	4,650.00	-23.66%
800.710.54255	Attorney Fees	10,000.00	10,000.00	0.00%
800.710.54300	Liability & Casualty Insurance	49,220.00	51,123.00	-3.72%
800.710.54340	Contract Services	4,404.00	4,404.00	0.00%
800.710.54520	Telephone	6,800.00	6,800.00	<b>0.00%</b>

Account Number	Account Name	FY 2016 Budget	FY 2015 Revised Budget	Percentage of Change from 2015 Budget
800.710.54540	Utilities	80,000.00	75,000.00	6.67%
800.710.54550	Repairs & Maintenance	158,300.00	100,000.00	58.30%
800.710.54552	Hangar Repairs	25,000.00	100,000.00	-75.00%
800.710.54555	Casualty Loss Repairs	10,000.00	10,000.00	0.00%
800.710.54580	Airport Equipment Maintenance	42,586.00	41,366.00	2.95%
800.710.54600	Equipment Rental	1,572.00	1,480.00	6.22%
800.710.54930	Property Taxes	14,602.00	14,602.00	0.00%
<b>TOTAL OTHER SERVICES &amp; CHARGES</b>		<b>\$ 696,034.00</b>	<b>\$ 714,958.00</b>	<b>-2.65%</b>
800.710.55100	Improvements	0.00	39,380.00	0.00%
800.710.55150	Machinery	0.00	15,000.00	0.00%
800.710.55200	Equipment	45,200.00	6,000.00	0.00%
800.710.55250	Vehicles	0.00	0.00	100.00%
800.710.55300	Office Furniture	0.00	0.00	0.00%
800.710.55350	Communications Equipment	0.00	0.00	0.00%
800.710.55521	Utility Relocation	0.00	0.00	0.00%
800.710.55570	RAMP Grant	100,000.00	100,000.00	0.00%
<b>TOTAL CAPITAL OUTLAY</b>		<b>\$ 145,200.00</b>	<b>\$ 160,380.00</b>	<b>-9.47%</b>
<b>EXPENSE BUDGET:</b>		<b>\$ 1,263,163.00</b>	<b>\$ 1,282,596.00</b>	<b>-1.52%</b>

<b>PROPOSED EXPENSE BUDGET WITH GRANTS:</b>	<b>\$ 1,263,163.00</b>	<b>\$ 1,282,596.00</b>	<b>-1.52%</b>
<b>PROPOSED EXPENSE BUDGET WITHOUT GRANTS:</b>	<b>\$ 1,163,163.00</b>	<b>\$ 1,143,216.00</b>	<b>1.74%</b>

**BUDGET SUMMARY WITH GRANTS:**

Airport Revenue:	\$1,091,843.00	\$ 1,039,469.00	5.04%
Airport Expense:	\$ 1,263,163.00	\$ 1,282,596.00	-1.52%
<b>Total</b>	<b>(\$171,320.00)</b>	<b>\$ (243,127.00)</b>	<b>-29.53%</b>

**NORTH TEXAS REGIONAL AIRPORT  
 BUDGET FY: 2016  
 INCOME**

Tenant	Leased Property	Monthly Rent	Yearly Rent	Date of Adjustment	Projected 2016 Rent	Approved 2016 Budget	2015 Budget	Revised 2015 Budget
<b>AVIATION FACILITIES (\$396,151.00)</b>								
US Aviation Group	111	6,234.00		1/1/2016	58,210.00		56,808.00	
Rogers Consulting	201	5,000.00		1/1/2016	46,125.00		45,000.00	
Avatar Investments	401	4,325.44		1/1/2016	40,878.00		39,905.00	
Ort Aviation	501	994.95		1/1/2016	12,163.00		11,939.00	
Grayson Aviation 1, LLC	5506	6,696.72		1/1/2016	81,867.00		80,361.00	
Airborne Resources, Inc.	5509	6,993.93		1/1/2016	64,950.00		63,377.00	
Grayson Aviation 1, LLC	10003	3,765.02		1/1/2016	46,027.00		45,180.00	
L-3 Unmanned Systems	#1	1,608.59		4/1/2016	19,383.00		19,467.00	
Not Currently Leased	#1E	1,050.00			12,600.00		12,399.00	
Robert Montgomery	#5E	903.55		1/1/2016	9,216.00		9,035.00	
Hangar 5513	5513, Bay 1&2	7,500.00			3,800.00			
Jani-King	5513, Bay 3	2,500.00		1/1/2016	30,562.00			
Chris Reynolds	3E	515.00		1/1/2016	6,295.00		6,180.00	
Grayson Aviation 1, LLC	Fuel Farm	541.70		1/1/2016	6,622.00		6,500.00	
West Side Hangar								
<b>TOTAL</b>					<b>438,698.00</b>	<b>\$438,698.00</b>	<b>\$ 396,151.00</b>	<b>\$ 396,151.00</b>
<b>REVENUE PRODUCING* (\$331,998.00)</b>								
Dan Hale	2101	314.92		7/1/2015	3,788.00		3,772.00	
American Rail Services	Slab			5/1/2016			-	
American Rail Services	5307-5308	370.07		5/1/2016	4,531.00		4,500.00	
American Rail Services	5409	362.52		8/1/2015	4,412.00		4,335.00	
Civil Air Patrol	502		2,834.98	10/1/2015	2,863.00		2,821.00	
Denison Industries	3904	157.30			1,888.00		1,888.00	
Denison Industries	3908	5,875.16			70,502.00		70,502.00	



Tenant	Leased Property	Monthly Rent	Yearly Rent	Date of Adjustment	Projected 2016 Rent	Approved 2016 Budget	2015 Budget	Revised 2015 Budget
<b>REVENUE PRODUCING* (\$332,639.00), CONT.</b>								
Denison Industries	5510	786.50			9,438.00		9,438.00	
Aeroplance Services	5511	617.40		1/1/2016	7,548.00		7,408.00	
Denison Industries	804	2,340.91			28,091.00		28,091.00	
Denison Industries	5528	1,950.00			23,400.00		23,400.00	
Grayson S.O. Firing Range			563.30	4/15/2015	575.00		572.00	
GTUA	703	1,845.56		1/1/2016	22,562.00		22,147.00	
Robert Smith	4007	425.07		12/1/2015	5,143.00		5,083.00	
Josh Heinaman	2801	377.40		8/1/2015	4,578.00		4,518.00	
American Rail Services	5010	214.15		8/1/2015	2,600.00		2,743.00	
John Drake	202 Ste. A	133.73		8/1/2015	1,352.00		1,333.00	
Larry Bishop	202 Ste. B	384.26		9/1/2015	4,661.00		4,589.00	
Juvenile Detention	1201	921.40		10/1/2015	7,626.00		7,150.00	
Knives of Alaska	5527	1,103.98		2/1/2016	10,034.00		10,022.00	
Boy Scouts	3701						-	
Precision Machine Shop	2901	292.11		3/1/2016	3,526.00		3,521.00	
Knives of Alaska	4001	585.56		11/1/2015	7,091.00		7,046.00	
American Rail Services	5006/5015	526.95		5/1/2016	6,452.00		6,408.00	
Tatchio & Associates	802	1,737.88		1/1/2016	21,245.00		20,855.00	
American Rail Services	4009	521.22		5/1/2016	6,600.00		6,338.00	
American Rail Services	4005	132.88		12/1/2015	1,608.00		1,591.00	
U.S. Aviation	110	4,056.00		1/1/2016	49,585.00		48,672.00	
Tri-County SNAP	4006	759.53		1/1/2016	9,285.00		9,114.00	
Joel Allen	4004	788.11		8/1/2015	9,568.00		9,434.00	
Hazco Fire Training Acad	702	392.27		1/1/2016	4,010.00		4,707.00	
<b>TOTAL</b>					<b>334,562.00</b>	<b>\$ 334,562.00</b>	<b>331,998.00</b>	<b>\$ 331,998.00</b>
<b>LAND AGRICULTURAL (\$4,625.00)</b>								
Marcus Brown			4,625.00					
<b>TOTAL</b>					<b>\$4,625.00</b>	<b>\$4,625.00</b>	<b>\$ 4,625.00</b>	<b>\$ 4,625.00</b>

Tenant	Leased Property	Monthly Rent	Yearly Rent	Date of Adjustment	Projected 2016 Rent	Approved 2016 Budget	2015 Budget	Revised 2015 Budget
<b>LAND INDUSTRIAL (\$42,399.00)</b>								
Community Services Network		90.80		12/31/2020	1,089.00		990.00	
Juvenile Detention	Detention/BC		3,486.71	9/1/2019	3,487.00		3,113.00	
Juvenile Detention	Multi Use		6,985.66	10/1/2015	7,056.00		7,013.00	
Juvenile Detention	Res. Living Fac.		8,543.96	10/1/2015	8,629.00		7,940.00	
S.O. Low Risk Facility			3,595.33	8/1/2019	3,595.00		3,595.00	
SNAP	Warehouse	180.89		1/1/2016	2,211.00		2,171.00	
Hazco Fire Training Acad	Fire Burn		1,600.20	1/1/2016	1,640.00		1,600.00	
Restaurant Building		109.82					1,315.00	
Verizon Wireless	Cell Tower	1,322.50		4/30/2020	15,870.00		14,662.00	
<b>TOTAL</b>					<b>43,577.00</b>	<b>\$43,577.00</b>	<b>\$ 42,399.00</b>	<b>\$ 42,399.00</b>
<b>LAND AVIATION INCOME (\$100,340.00)</b>								
Air Texoma International, LLC		527.88		1/1/2016	6,453.00		6,334.00	
Tim Thompson	Lot #1	233.07		1/1/2016	2,849.00		2,797.00	
Ashford, John	#6E		1,072.73	1/1/2016	1,100.00		1,072.00	
Chapman Inc., Joe Rushin	#7E		2,870.70	1/1/2016	2,942.00		2,870.00	
Doyle, Pat & Danny		211.72		1/1/2016	2,588.00		2,540.00	
Four Winds Enterprises			3,910.73	1/1/2016	4,008.00		3,910.00	
Grayson Aviation 1, LLC		1,015.09		1/1/2017	12,181.00		12,107.00	
Grayson Aviation 1, LLC	Test Cell	968.33		1/1/2016	11,838.00		11,620.00	
Grayson Aviation 1, LLC	Self-serve						-	
GYI Hangar		460.56		1/1/2016	5,630.00		5,526.00	
Jim Hankins	#8E		1,087.01	1/1/2016	1,114.00		1,087.00	
MikRon Air Corp.	#4E		1,038.29	1/1/2016	1,064.00		1,038.00	
NT Aviation	200 Series	156.86		1/1/2016	1,917.00		1,882.00	
NT Aviation	400 Series	561.09		1/1/2016	6,859.00		6,733.00	
NT Aviation	100 Series	582.08		1/1/2016	7,115.00		6,985.00	
Caterpillar	Closed Runway	1,000.00			12,000.00		12,000.00	

Tenant	Leased Property	Monthly Rent	Yearly Rent	Date of Adjustment	Projected 2016 Rent	Approved 2016 Budget	2015 Budget	Revised 2015 Budget
<b>LAND AVIATION INCOME (\$87,687.00), CONT.</b>								
Roy Knight & Bob Giles	#2E		1,088.03	1/1/2016	1,115.00		1,088.00	
Tradewinds 12/21, Inc.		99.47		1/1/2016	1,215.00		1,193.00	
Whitmire, Bob	300 Series		1,868.15	1/1/2016	1,915.00		1,868.00	
Wolter, Mike		204.18		1/1/2016	2,496.00		2,450.00	
Thomas Scott		1,270.01		1/1/2016	15,525.00		15,240.00	
Carson Aviation	#9E	700.00		1/1/2016	8,494.00			
<b>TOTAL</b>					<b>110,418.00</b>	<b>110,418.00</b>	<b>\$ 100,340.00</b>	<b>\$ 100,340.00</b>
<b>INSURANCE (\$53,178.00)</b>								
Building Insurance					55,836.00			
<b>TOTAL</b>					<b>55,836.00</b>	<b>\$55,836.00</b>	<b>\$ 53,178.00</b>	<b>\$ 53,178.00</b>
<b>OIL LEASE REVENUE (\$3,178.00)</b>								
Baron Explorations			3,178.12	9/1/2015	3,527.00			
<b>TOTAL</b>					<b>3,527.00</b>	<b>\$3,527.00</b>	<b>\$ 3,178.00</b>	<b>\$ 3,178.00</b>
<b>State Grant Funds (\$50,000.00)</b>								
RAMP Funds (50/50 grant)					50,000.00			
<b>TOTAL</b>					<b>50,000.00</b>	<b>\$50,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>
<b>Federal Revenue (\$0.00)</b>								
						\$0.00	\$ -	\$ -
<b>INVESTMENT EARNINGS (\$1,000.00)</b>								
Interest					600.00		\$ 600.00	
<b>TOTAL</b>					<b>600.00</b>	<b>\$600.00</b>		<b>\$ 600.00</b>
<b>FUEL FLOWAGE FEE (\$50,000.00)</b>								
<b>TOTAL</b>					<b>43,000.00</b>	<b>\$43,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>

Tenant	Leased Property	Monthly Rent	Yearly Rent	Date of Adjustment	Projected 2016 Rent	Approved 2016 Budget	2015 Budget	Revised 2015 Budget
<b>DONATIONS (\$0.00)</b>					\$0.00	\$0.00	\$ -	\$ -
<b>INSURANCE PROCEEDS (\$0.00)</b>								
Insurance					0.00			
<b>TOTAL</b>					\$0.00	\$0.00	\$ -	\$ -
<b>MISCELLANEOUS INCOME (\$7,000.00)</b>							\$ 7,000.00	
Late fees								
Miscellaneous Fees								
<b>TOTAL</b>					7,000.00	\$7,000.00		\$ 7,000.00
<b>TRANSFER IN/CASH MATCH (\$243,127.00)</b>							\$ 243,127.00	\$ 243,127.00
<b>Proposed Income: (\$1,282,596.00)</b>						\$1,091,843.00	\$ 1,282,596.00	\$ 1,282,596.00

<b>Revenue Summary:</b>	<b>2016 Budget</b>	<b>2015 Revised Budget</b>	<b>2015 Budget</b>
Aviation Related Income:	\$592,116.00	\$ 546,491.00	\$ 546,491.00
Non-aviation Related Income:	\$ 449,727.00	\$ 686,105.00	\$ 686,105.00
Grant Income:	\$50,000.00	\$ 50,000.00	\$ 50,000.00
<b>Total</b>	<b>\$1,091,843.00</b>	<b>\$ 1,282,596.00</b>	<b>\$ 1,282,596.00</b>

<b>Revenue Summary w/o Transfer in:</b>	<b>2015 Budget</b>	<b>2015 Revised Budget</b>	<b>2015 Budget</b>
Aviation Related Income:	\$ 592,116.00	\$ 546,491.00	\$ 546,491.00
Non-aviation Related Income:	\$ 449,727.00	\$ 442,978.00	\$ 442,978.00
Grant Income:	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
<b>Total</b>	<b>\$ 1,091,843.00</b>	<b>\$ 1,039,469.00</b>	<b>\$ 1,039,469.00</b>

**NORTH TEXAS REGIONAL AIRPORT  
BUDGET FY: 2016 EXPENSES**

Budget Code	Purpose of Expense	Recurring Amount	Line Item Amount	Proposed 2016 Budget	Budget Adjustments	Last Year's Budget
800.710.51030	Assistants (\$162,498.00)			162,498.00	162,498.00	162,498.00
800.710.51080	Part-Time (\$46,423.00)	\$10.95/Hour		58,903.00	46,423.00	46,423.00
800.710.52010	Social Security Taxes (\$15,551.00)			16,506.00	15,551.00	15,551.00
800.710.52020	Group Hospital Insurance (\$30,120.00)			30,120.00	30,120.00	30,120.00
800.710.52030	Retirement (\$21,167.00)			22,377.00	21,167.00	21,167.00
800.710.52031	457 Deferred Comp Expense (\$8232.00)			8,232.00	8,232.00	8,232.00
800.710.52040	Unemployment Compensation (\$852.00)			852.00	852.00	852.00
800.710.52050	Workers Compensation (\$3,090.00)			3,090.00	3,090.00	3,090.00
800.710.52060	Other Post Employment Benefit (\$50,000.00)			50,000.00	50,000.00	50,000.00
<b>TOTAL</b>	(Last year \$337,933.00)			<b>\$352,578.00</b>	<b>\$ 337,933.00</b>	<b>\$ 337,933.00</b>
800.710.53100	Office Supplies (\$3,000.00)		3,000.00	\$3,000.00		\$ 3,000.00
800.710.53200	Postage (\$800.00)		800.00	\$800.00		\$ 800.00
800.710.53300	Operating Expenses (\$8,025.00)					
	Aramark	\$100/Month	1,200.00			
	TX. Dept. of Licensing & Regulation	\$200.00/Year	200.00			
	Herald Democrat		175.00			
	TTI Environmental Laboratory (Year	\$150.00/Year	150.00			
	Fire Extinguishers		600.00			
	Stormwater Permit	\$200/year	200.00			
	Cable One (Wireless Internet)	\$110.50/Month	1,326.00			
	AAAE ANTN Digicast Subscriber Fee		1,300.00			
	Miscellaneous		2,000.00			
	Prodigiq		2,400.00			
<b>TOTAL</b>			<b>9,551.00</b>	<b>\$9,551.00</b>		<b>\$ 8,025.00</b>

Budget Code	Purpose of Expense	Recurring Amount	Line Item Amount	Proposed 2016 Budget	Budget Adjustments	Last Year's Budget
800.710.53350	Janitor Supplies (\$1,000.00)		1,000.00	\$1,000.00		\$ 1,000.00
800.710.53560	Gas, Diesel & Oil (\$16,000.00)		16,000.00	\$16,000.00		\$ 16,000.00
800.710.53570	Tires, Batteries, and Accessories (\$2,000.00)		2,000.00	\$2,000.00		\$ 2,000.00
800.710.53580	Parts (\$6,000.00)		6,000.00	\$6,000.00		\$ 6,000.00
800.710.53590	Repair & Maintenance Supplies (\$30,000.00)		30,000.00	\$30,000.00		\$ 30,000.00
800.710.53750	Small Equipment (\$2,500.00)					
	Miscellaneous Equipment		1,000.00			
TOTAL			1,000.00	\$1,000.00		\$ 2,500.00
800.710.54000	Professional Services (\$256,600.00)					
	LSG Environmental (SWPPP)	\$400.00/quarter	1,600.00			
	Miscellaneous		5,000.00			
	Private Operation of Control Tower		275,000.00			
TOTAL			281,600.00	\$281,600.00		\$ 256,600.00
800.710.54030	Training and Education (\$3,400.00)					
	TAC (Mike & 1 Board Member) (Conroe, TX)		1,900.00			
	FAA Partnership Retreat		0.00			
	SCC AAAE Conference (Galveston?)		1,500.00			
	AAAE (Houston)		2,800.00			
TOTAL			6,200.00	\$6,200.00		\$ 3,400.00
800.710.54040	Business Development (\$33,333.00)		0.00	\$0.00		\$ 33,333.00

Budget Code	Purpose of Expense	Recurring Amount	Line Item Amount	Proposed 2016 Budget	Budget Adjustments	Last Year's Budget
800.710.54080	Local Travel (\$200.00)		200.00	\$200.00		\$ 200.00
800.710.54180	Signage/Advertising (\$0.00)		0.00	\$0.00		\$ -
800.710.54200	Printing (\$2,000.00)		2,000.00	\$2,000.00		\$ 2,000.00
800.710.54220	Dues & Publications (\$4,650.00)					
	AAAE (Mike's Dues)	\$300.00/year	300.00			
	DFW Airport (Foreign Trade Zone)		0.00			
	Sporty's (AFD & Sectionals)		200.00			
	AAAE (Contract Tower Association)	\$2500.00/year	2,500.00			
	AAAE South Central Chapter	\$50.00/year	50.00			
	Miscellaneous		500.00			
	General Aviation Airport Coalition	\$300.00/year	0.00			
<b>TOTAL</b>			<b>3,550.00</b>	<b>\$3,550.00</b>		<b>\$ 4,650.00</b>
800.710.54255	Attorney Fees (\$10,000.00)			\$10,000.00		\$ 10,000.00
800.710.54300	Liability & Casualty Insurance (\$51,123.00)					
	General Liability Insurance		2,000.00			
	Property Insurance	47,220.00	47,220.00		51,123.00	
<b>TOTAL</b>			<b>49,220.00</b>	<b>\$49,220.00</b>		<b>\$ 51,123.00</b>
800.710.54340	Contract Services (\$4,404.00)					
	Results Pest Control (Terminal)	\$52.00/Month	624.00			
	Results Pest Control (Maintenance)	\$75.00/Month	900.00			
	Results Pest Control (#5513)	\$145.00/Month	1,740.00			
	Results Pest Control (Boy Scouts)	\$50.00/Month	600.00			
	Results Pest Control (Tower)	\$45.00/Month	540.00			
<b>TOTAL</b>			<b>4,404.00</b>	<b>\$4,404.00</b>		<b>\$ 4,404.00</b>

Budget Code	Purpose of Expense	Recurring Amount	Line Item Amount	Proposed 2016 Budget	Budget Adjustments	Last Year's Budget
800.710.54520	Telephone (\$6,800.00)		6,800.00	\$6,800.00		\$ 6,800.00
800.710.54540	Utilities (\$75,000.00)		80,000.00	\$80,000.00		\$ 75,000.00
800.710.54550	Repair & Maintenance (\$100,000.00)					
	Regular Maintenance		100,000.00			
	HVAC Bld. 703 (GTUA)		58,300.00			
<b>TOTAL</b>			<b>158,300.00</b>	<b>\$158,300.00</b>		<b>\$ 100,000.00</b>
800.710.54555	Hangar Repairs (\$100,000.00)		25,000.00	\$25,000.00		\$ 100,000.00
800.710.54555	Casualty Loss Repair (\$10,000.00)		10,000.00	\$10,000.00		\$ 10,000.00
800.710.54580	Airport Equipment Maintenance (\$41,366.00)					
	ILS & ATCT Equipment Maint.		30,720.00			
	Tower Equipment Replacement		5,000.00			
	AWOS		5,966.00			
	Carlisle Power Systems (Generator)		900.00			
<b>TOTAL</b>			<b>42,586.00</b>	<b>\$42,586.00</b>		<b>\$ 41,366.00</b>
800.710.54600	Office Equipment Rental (\$1,480.00.00)					
	Kyocera copier	\$95.00/Month	1,140.00			
	Pitney Bowes (Mail Machine)	\$108/Quarter	432.00			
<b>TOTAL</b>			<b>1,572.00</b>	<b>\$1,572.00</b>		<b>\$ 1,480.00</b>
800.710.54930	Property Taxes (\$14,602.00)		14,602.00	\$14,602.00		\$ 14,602.00



Budget Code	Purpose of Expense	Recurring Amount	Line Item Amount	Proposed 2016 Budget	Budget Adjustments	Last Year's Budget
800.710.55100	Improvements (\$39,380.00)		0.00			
<b>TOTAL</b>			<b>0.00</b>	<b>\$0.00</b>		<b>\$ 39,380.00</b>
800.710.55150	Machinery (\$15,000.00)					\$ 15,000.00
			0.00	\$0.00		
800.710.55200	Equipment (\$6,000.00)					\$ 6,000.00
	John Deere Tractor		45,200.00			
			45,200.00	\$45,200.00		
800.710.55250	Vehicles (\$0.00)		0.00	\$0.00		\$ -
800.710.55300	Office Furniture (\$0.00)		0.00	\$0.00		\$ -
800.710.55350	Communications Equipment (\$0.00)		0.00	\$0.00		\$ -
800.710.55521	Utility Relocation (\$0.00)		0.00	\$0.00		\$ -
800.710.55570	Ramp Grant Expenditures (\$100,000.00)		100,000.00	\$100,000.00		\$ 100,000.00
<b>Total Airport Budget (\$1,282,596.00)</b>				<b>\$1,263,163.00</b>		<b>\$ 1,282,596.00</b>

Expense Summary:

	FY 2016	FY 2015
Payroll & Benefits:	\$352,578.00	\$ 337,933.00
Operating Expenses:	\$810,585.00	\$ 844,663.00
Grants:	\$100,000.00	\$ 100,000.00
<b>Total</b>	<b>\$ 1,263,163.00</b>	<b>\$ 1,282,596.00</b>

## Building 703 HVAC Repair Cost for FY 2014 & 2015

### FY 2015

12/4/2014	\$ 212.50
1/20/2015	\$ 685.75
1/30/2015	\$ 170.00
3/9/2015	<u>\$ 1,168.14</u>
	\$ 2,236.39

### FY 2014

1/17/2014	\$ 614.12
4/16/2014	\$ 267.48
4/16/2014	\$ 367.44
5/16/2014	\$ 702.50
5/20/2014	\$ 120.00
6/6/2014	\$ 801.50
7/9/2014	\$ 1,301.16
7/17/2014	\$ 80.00
8/19/2014	\$ 628.03
9/16/2014	<u>\$ 611.75</u>
	\$ 5,493.98

### 1993 Ford 5610 Tractor

Hobbs meter reads 4,770.9 hours. The hobbs meter was not working in 2007 when our longest working maintenance worker came to the airport.

Assuming the hobbs meter stopped working in 2007, the average hours on the tractor is 341 hours per year ( $4770.9 / 14 = 340.7$ ). The tractor is currently 22 years old.

The tractor at a minimum has 7,497 hours on it.

New Tractor: John Deere 5085E Utility tractor. This is a 70 PTO hp tractor that will be used to mow with the 15' brush hog. This tractor is smaller than the other John Deere Tractor that was purchased in 2005.

The price quoted for the new tractor is \$45,152.68. The suggested retail price is \$60,581.47.

## RMA BOARD AGENDA

**ITEM NUMBER: Seven**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Consideration of approval of the FY 2016 RMA Budget to be presented to Commissioners Court for approval.

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

The Budget Committee met on May 28 to review the RMA budget for FY 2016.

**Budget Summary:**

Legal Services:		\$ 2,500.00
Locke Lord:	\$1,500.00	
Munson Law Firm	\$1,000.00	
RMA Board Travel and Registration:		\$ 3,000.00
Office and RMA Meeting Expenses:		\$ 1,500.00
<u>Airport Development &amp; Marketing:</u>		<u>\$33,333.00</u>
<b>Total Budget:</b>		<b>\$47,333.00</b>

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**ATTACHMENTS (LIST)**

Resolution 15-11  
FY 2016 RMA Budget

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**ALTERNATIVES/RECOMMENDATIONS:**

Airport staff and the Budget Committee recommend approving Resolution 15-11 and recommend the 2016 RMA Budget to Commissioners Court for their consideration



## RESOLUTION No. 15-11

WHEREAS, the Grayson County Regional Mobility Authority (“GCRMA”) was created pursuant to the request of Grayson County and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.1, *et seq.* (the “RMA Rules”); and

WHEREAS, the Board of Directors of the GCRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, prudent management and fiscal oversight are overriding objectives of the GCRMA Board of Directors; and

WHEREAS, it is necessary and desirable to develop and adopt a budget for GCRMA operations for each fiscal year; and

WHEREAS, the 2015 fiscal year will come to a close on September 30, 2015; and

WHEREAS, the GCRMA has developed a budget for fiscal year 2016 (“FY 2016”), attached hereto as Attachment “A.”

NOW THEREFORE, BE IT RESOLVED, that the GCRMA Board of Directors approves the budget for FY 2016, attached hereto as Attachment “A.”; and

BE IT FURTHER RESOLVED, that this budget may be amended from time-to-time with the approval of the Board of Directors.

APPROVED THIS 11th day of June, 2015, by the Board of Directors of the Grayson County Regional Mobility Authority.

Submitted and reviewed by:

Approved:

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Mike Shahan  
Director for the Grayson County  
Regional Mobility Authority

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W. R. Hubbard, Jr.  
Chairman, Board of Directors  
Resolution Number 15-11  
Date Passed 06/11/15

## GCRMA Budget Worksheet FY 2016

(October 1, 2015 - September 30, 2016)

Description	Proposed 2016 Budget	Approved 2015 Budget
<b>1. Legal Services</b> - Locke Lord - \$1,500 for Updates to Organizational Documents due to legislative changes & \$1,000 for Ben Munson for county road extension project	\$2,500.00	\$2,500.00
<b>2. RMA Board Travel and Registration</b> - Travel to attend any necessary meetings away from Grayson County and attendance at Texas Transportation Forum	\$3,000.00	\$3,000.00
<b>3. Office and RMA Meeting Expenses</b> - Expenses not provided by the County or Airport (Office Supplies, Telephone, Insurance, Postage, Bonds)	\$1,500.00	\$1,500.00
<b>4. Airport Development &amp; Marketing</b> - This was previously in the Airport Budget and worked in conjunction with SEDCO and DDA.	\$33,333.00	\$0.00
<b>Total</b>	<b>\$40,333.00</b>	<b>\$7,000.00</b>

Any reimbursement through the financial assistance with TxDOT was removed due to a lack of action by TxDOT on revising the scope of work on the tollway project. The last invoice submitted to TxDOT was August 1, 2012. The RMA must payinvoices that are related to the "project" in order to get any type reimbursement from TxDOT on administrative cost.

**RMA BOARD AGENDA**

**ITEM NUMBER: Eight**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072, Deliberations about Real Property and Section 551.074 Deliberations regarding Personnel Matters.

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

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**ATTACHMENTS (LIST)**

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**ALTERNATIVES/RECOMMENDATIONS:**

**RMA BOARD AGENDA**

**ITEM NUMBER: Nine**  
**MEETING DATE: 05/04/15**

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**ITEM TITLE:** Reconvene Regular Session; Action on Executive Session Item

**SUBMITTED BY:** Mike Shahan, Director

**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

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**ATTACHMENTS (LIST)**

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**ALTERNATIVES/RECOMMENDATIONS**



## RMA BOARD AGENDA

**ITEM NUMBER: Ten**  
**MEETING DATE: 06/11/15**

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**ITEM TITLE:** Director's Update to include discussion of Monthly Reports, Facility Upgrades and GCRMA and Airport Events/News

**SUBMITTED BY:** Mike Shahan, Airport Director

**DATE SUBMITTED:** June 4, 2015

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### **SUMMARY:**

#### Monthly Reports:

1. Fuel Flowage Report – May 2015
2. ATC Operations Report – May 2015
3. NTRA Revenue & Expense Report – April 2015

#### Facility Upgrades:

1. Airport Bid Projects – Hangars 111 and 401
2. 2015 Capital Improvement Project – Status Report
3. Update on RPZ Land Purchase

#### GCRMA/Airport Events/News:

1. Lone Star Aerobatic Championships – June 12-14, 2015.
2. U.S. National Aerobatic Championships – September 19-26, 2015
3. Texas Army National Guard Night Exercise – November 14-15, 2015

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### **ATTACHMENTS (LIST)**

Fuel Flowage Report – May 2015

ATC Operations Report – May 2015

NTRA Revenue & Expense Report – April 2015

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### **ALTERNATIVES/RECOMMENDATIONS:**

Take action as necessary

**North Texas Regional Airport  
Fuel Flowage Report  
FY: 2015**

**Total Fuel Flowage in Gallons for FY 2015 as reported by Lake Texoma Jet Center**

	<b>Avgas</b>	<b>Jet-A</b>	<b>Total</b>	<b>Last Year's Total</b>
<b>Oct. 2014</b>	11,417.0	23,785.0	35,202.0	38,969.0
<b>Nov. 2014</b>	13,953.0	24,006.0	37,959.0	40,766.0
<b>Dec. 2014</b>	5,383.0	15,257.0	20,640.0	43,467.0
<b>Jan. 2015</b>	-	15,688.0	15,688.0	36,151.0
<b>Feb. 2015</b>	8,037.0	16,095.0	24,132.0	31,082.0
<b>Mar. 2015</b>	-	22,566.0	22,566.0	29,071.0
<b>Apr. 2015</b>	3,953.0	15,889.0	19,842.0	31,864.0
<b>May. 2015</b>	-	14,719.0	14,719.0	56,670.0
<b>Jun. 2015</b>			-	31,502.0
<b>Jul. 2015</b>			-	24,171.0
<b>Aug. 2015</b>			-	42,387.0
<b>Sep. 2015</b>			-	32,405.0
<b>Total:</b>	<b>42,743.0</b>	<b>148,005.0</b>	<b>190,748.0</b>	<b>438,505.0</b>
<b>Last Year's To Date Gallons Received Total:</b>				<b>308,040.0</b>
<b>Percent Change Over Last Year by Month:</b>				<b>-74.03%</b>
<b>Percent Change Over Last Year:</b>				<b>-38.08%</b>

<b>% of Avgas:</b>	<b>22.41%</b>
<b>% of Jet-A:</b>	<b>77.59%</b>

<b>Combined Annual Fuel Sales</b>	<b>242,087.0</b>
<b>Percent Change Over Last Year by Month:</b>	<b>-60.06%</b>
<b>Percent Change Over Last Year:</b>	<b>-21.41%</b>

<b>% of Avgas:</b>	<b>100.00%</b>
<b>% of Jet-A:</b>	<b>0.00%</b>

**Total Fuel Flowage in Gallons for FY 2015 as reported by U.S. Aviation Academy**

	<b>Avgas</b>	<b>Jet-A</b>	<b>Total</b>	<b>Last Year's Total *</b>
<b>Oct. 2014</b>	-	-	-	
<b>Nov. 2014</b>	7,961.0	-	7,961.0	9,248.0
<b>Dec. 2014</b>	-	-	-	6,659.1
<b>Jan. 2015</b>	15,576.0	-	15,576.0	9,409.8
<b>Feb. 2015</b>	7,962.0	-	7,962.0	6,659.4
<b>Mar. 2015</b>	3,983.0	-	3,983.0	7,990.3
<b>Apr. 2015</b>	7,941.0	-	7,941.0	9,637.4
<b>May. 2015</b>	7,916.0	-	7,916.0	9,191.5
<b>Jun. 2015</b>			-	7,634.0
<b>Jul. 2015</b>			-	6,007.1
<b>Aug. 2015</b>			-	7,740.6
<b>Sep. 2015</b>			-	6,959.7
<b>Total:</b>	<b>51,339.0</b>	<b>-</b>	<b>51,339.0</b>	<b>87,136.8</b>
<b>Last Year's To Date Gallons Received Total:</b>				<b>58,795.5</b>
<b>Percent Change Over Last Year by Month:</b>				<b>-13.88%</b>
<b>Percent Change Over Last Year:</b>				<b>-12.68%</b>

\* Fuel usage totals for US Aviation Academy were included in Lake Texoma Jet Center's total for last year

**NORTH TEXAS REGIONAL AIRPORT**  
**Airport Traffic Record**  
**FY 2015**

Month	ITINERANT										LOCAL			IFR/VFR Overflight Count	FY 2015 Airport Ops	FY 2014 Airport Ops
	IFR					VFR					CIVIL	MI	TOTAL LOCAL			
	AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL						
Oct-14	0	12	265	0	277	0	0	2,068	4	2,072	3,824	0	3,824	284	6,457	7,694
Nov-14	0	22	222	0	244	0	0	1,664	1	1,665	3,332	2	3,334	260	5,503	5,972
Dec-14	0	20	322	2	344	0	0	1,472	2	1,474	2,972	14	2,986	248	5,052	4,297
Jan-15	0	9	234	0	243	0	4	2,658	1	2,663	4,970	4	4,974	237	8,117	5,942
Feb-15	0	14	188	0	202	0	1	1,874	2	1,877	3,445	2	3,447	214	5,740	4,085
Mar-15	0	4	295	8	307	0	0	1,939	5	1,944	3,330	2	3,332	200	5,783	4,605
Apr-15	0	12	281	0	293	0	0	2,048	2	2,050	3,102	0	3,102	284	5,729	5,069
May-15	0	8	383	3	394	0	0	2,090	0	2,090	3,035	2	3,037	264	5,785	5,961
Jun-15	0				0					0			0	0	0	5,746
Jul-15	0				0					0			0	0	0	4,655
Aug-15	0				0					0			0	0	0	6,877
Sep-15	0				0					0			0	0	0	12,072
<b>Total</b>	<b>0</b>	<b>101</b>	<b>2,190</b>	<b>13</b>	<b>2,304</b>	<b>0</b>	<b>5</b>	<b>15,813</b>	<b>17</b>	<b>15,835</b>	<b>28,010</b>	<b>26</b>	<b>28,036</b>	<b>1,991</b>	<b>48,166</b>	<b>72,975</b>

OVERFLIGHT COUNT											
Month	IFR OVERFLIGHTS					VFR OVERFLIGHTS					TOTAL OVERFLIGHTS
	AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL	
Oct-14	0	0	0	0	0	0	17	265	2	284	284
Nov-14	0	0	0	0	0	0	8	252	0	260	260
Dec-14	0	0	2	0	2	0	2	244	0	246	248
Jan-15	0	2	0	0	2	0	4	231	0	235	237
Feb-15	0	0	6	0	6	0	60	148	0	208	214
Mar-15	0	0	2	0	2	0	44	154	0	198	200
Apr-15	0	0	0	0	0	0	22	258	4	284	284
May-15	0	0	0	0	0	0	20	238	6	264	264
Jun-15					0					0	0
Jul-15					0					0	0
Aug-15					0					0	0
Sep-15					0					0	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>10</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>177</b>	<b>1,790</b>	<b>12</b>	<b>1,979</b>	<b>1,991</b>

% Change Last Year/Same Time:	
Itinerant	-11.80%
Local	30.52%
Overflight	26.17%
<b>Total</b>	<b>10.41%</b>

% Change Last Year by Month:	
Itinerant	-15.74%
Local	9.01%
Overflight	16.30%
<b>Total</b>	<b>-2.95%</b>

Daily Summary of Ops for April 2015:	# / Days	# / Ops	Avg.
0 - Daily Ops	1	0	0
1-99 Daily Ops	11	471	42.8
100 - 199 Daily Ops	2	255	127.5
200 - 299 Daily Ops	10	2,394	239.4
300 - 399 Daily Ops	5	1,783	356.6
400 - Plus Daily Ops	2	882	441.0

Peak Day - 471 operations on May 11, 2015  
Slowest day - 0 operation on May 10, 2015  
Average daily operation for April: 187 ops

YEAR TO DATE FINANCIAL UPDATE  
AS OF APRIL 30, 2015

YTD REVENUE:	\$ 612,847.53
YTD EXPENSES:*	\$ 575,963.31
DIFFERENCE IN REVENUE & EXPENSE:	\$ 36,884.22

\*YTD Expenses minus depreciation

**NORTH TEXAS REGIONAL AIRPORT  
REVENUE REPORT  
APRIL, 2015**

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	14,302.95	28.61%
800.000.41500 Aviation Facilities	396,151.00	33,037.83	251,926.51	63.59%
800.000.41520 Revenue Producing Facilities	331,998.00	25,888.50	194,024.53	58.44%
800.000.41530 Land - Agriculture	4,625.00	0.00	4,625.00	100.00%
800.000.41540 Land - Industrial	42,399.00	652.95	30,252.11	70.52%
800.000.41550 Land - Aviation	100,340.00	7,990.34	64,136.54	63.92%
800.000.41560 Insurance	53,178.00	3,630.22	25,864.80	48.64%
800.000.41570 Oil Lease	3,178.00	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	50,000.00	2,654.90	19,166.90	38.33%
800.000.49900 Insurance Proceeds	0.00	0.00	0.00	0.00%
800.000.49950 Miscellaneous	7,000.00	-157.72	8,109.05	115.84%
800.000.49000 Interest Income	600.00	32.16	439.14	73.19%
800.000.4900 Donations	0.00	0.00	0.00	0.00%
800.000.49970 Transfer In	241,127.00	0.00	0.00	0.00%
<b>GRAND TOTAL</b>	<b>1,280,596.00</b>	<b>73,729.18</b>	<b>612,847.53</b>	

**NORTH TEXAS REGIONAL AIRPORT  
EXPENSE REPORT  
APRIL, 2015**

<b>Budget Code</b>	<b>Account Name</b>	<b>Adopted Amount</b>	<b>Current Month Expenditures</b>	<b>Encumbered Amount</b>	<b>YTD Expenditures</b>	<b>% Budget Remaining</b>
800.710.51030	Assistants	162,498.00	12,514.08	-	87,506.52	46.15%
800.710.1080	Part-Time	46,423.00	4,104.86	-	20,239.52	56.40%
800.710.52010	Social Security Taxes	15,551.00	1,232.40	-	8,030.70	48.36%
800.710.52020	Group Hospital Insurance	30,120.00	2,509.98	-	17,569.86	41.67%
800.710.52030	Retirement	21,167.00	1,423.40	-	9,988.56	52.81%
800.710.52031	457 Deferred Comp Expense	8,232.00	844.72	-	5,906.10	28.25%
800.710.52040	Unemployment Compensation	852.00	66.38	-	456.66	46.40%
800.710.52050	Workers Compensation	3,090.00	314.19	-	1,828.20	40.84%
800.710.52060	Other Post Employment Benefits	50,000.00	-	-	-	100.00%
800.710.53100	Office Supplies	3,000.00	238.64	-	1,867.02	37.77%
800.710.53200	Postage	800.00	-	-	531.46	33.57%
800.710.53300	Operating Expenses	8,025.00	732.45	-	5,946.71	25.90%
800.710.53350	Janitorial Supplies	1,000.00	65.17	-	445.02	55.50%
800.710.53560	Gas, Oil, Etc.	16,000.00	1,354.36	-	4,284.80	73.22%
800.710.53570	Tires, Batteries & Accessories	2,000.00	282.80	-	1,562.53	21.87%
800.710.53580	Parts	6,000.00	139.17	-	1,397.32	76.71%

Budget Code	Account Name	Adopted Amount	Current Month Expenditures	Encumbered Amount	YTD Expenditures	% Budget Remaining
800.710.53590	Repair & Maintenance Supplies	30,000.00	1,298.33	-	10,153.11	66.16%
800.710.53750	Small Equipment	2,500.00	-	-	1,945.76	22.17%
800.710.54000	Professional Services	256,600.00	20,867.34	-	148,339.38	42.19%
800.710.54030	Training & Education	3,400.00	293.05	-	2,310.26	10.75%
800.710.54040	Business Development	33,333.00	7,033.67	-	9,978.13	70.06%
800.710.54080	Local Travel	200.00	38.64	-	139.93	30.04%
800.710.54200	Printing	2,000.00	481.70	-	481.70	75.92%
800.710.4220	Dues & Publications	4,650.00	85.00	-	3,254.86	30.00%
800.710.54255	Attorney Fees	10,000.00	2,184.36	-	4,888.12	51.12%
800.710.54300	Liability Insurance	51,123.00	-	-	1,875.00	96.33%
800.710.54340	Contract Services	4,404.00	366.98	-	2,004.90	54.48%
800.710.54520	Telephone	6,800.00	713.66	-	3,977.08	41.51%
800.710.54540	Utilities	75,000.00	813.87	-	36,222.61	51.70%
800.710.54550	Repairs & Maintenance	100,000.00	2,572.29	-	34,970.76	65.03%
800.710.54552	Hangar Repairs	100,000.00	29,401.84	56,863.16	29,401.84	13.74%
800.710.54555	Casualty Loss Repairs	10,000.00	-	-	-	100.00%
800.710.54580	Airport Equipment Maintenance	41,366.00	3,848.25	-	24,692.74	40.31%

Budget Code	Account Name	Adopted Amount	Current Month Expenditures	Encumbered Amount	YTD Expenditures	% Budget Remaining
800.710.54600	Office Equipment Rental	1,480.00	179.28	-	999.56	32.46%
800.710.54930	Property Taxes	14,602.00	-	-	10,573.12	27.59%
800.710.54940	Depreciation Internal Funds	-	-	-	309,899.62	0.00%
800.625.5100	Improvements	39,380.00	-	-	33,015.00	16.16%
800.710.55150	Machinery	15,000.00	-	-	14,572.57	2.85%
800.710.55200	Equipment	6,000.00	-	-	6,000.00	0.00%
800.710.55570	RAMP Grant Expenditures	100,000.00	-	-	28,605.90	71.39%
<b>TOTAL</b>		<b>1,282,596.00</b>	<b>96,000.86</b>		<b>885,862.93</b>	

**TOTAL EXPENSES (MINUS DEPRECIATION):**

**\$ 575,963.31**



## RMA BOARD AGENDA

ITEM NUMBER: Eleven  
MEETING DATE: 06/11/15

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**ITEM TITLE:** Public Comment.  
**SUBMITTED BY:** Mike Shahan, Director  
**DATE SUBMITTED:** June 4, 2015

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**SUMMARY:**

This item has been added so that the public may address the Board. Each person will be limited to three minutes.

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**ATTACHMENTS (LIST)**

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**ALTERNATIVES/RECOMMENDATIONS:**