

GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY 2009 ANNUAL REPORT



MESSAGE FROM THE CHAIRMAN

It has been a great year for the Grayson County Regional Mobility Authority (RMA). We continue to make solid progress towards our mission of expediting transportation and mobility projects in Grayson County.

The Grayson County RMA holds the distinguished honor of being the third RMA established in Texas. RMAs were established by the Texas Legislature to provide new and increasingly flexible ways to address local transportation needs. In 2004, when we were formed there were only three members (one being the chairman appointed by the Governor.) Today, our five board members take their jobs very seriously, continuously working towards efficient mobility in Grayson County through partnering with TxDOT and our local elected officials. I am proud of the work our RMA has accomplished. We are a bit unique because we are the only RMA in Texas which performs the operations at an airport (North Texas Regional Airport). This has allowed us the opportunity to impact both ground and air transportation in our community.



I'd like to share some of the milestones that the agency has accomplished in 2009:

- the SH 289 Extension officially opened extending SH289 from SH56 to the north of Pottsboro
- taxiway rehabilitation at the North Texas Regional Airport for \$2.3M began in October
- approximately \$500,000 worth of hangar upgrades at the North Texas Regional Airport
- an agreement was signed with TxDOT for financial assistance for \$10M to start the first phase of the Grayson County toll road, a toll road study

Each of these accomplishments contributes to our improved quality of life and enhanced regional economy while improving mobility. The development of SH289 was needed for the development of the North Texas Regional Airport. The hangar upgrades and taxiway rehabilitation will allow the agency to attract more aviation related business to the airport. Increased business opportunities in the region contribute to more growth in our county. An ever expanding population means the increased need for more roads. This is a major factor in partnering with TxDOT and local officials to complete a toll study to move a step closer to extending the Grayson County Tollroad. This is just the beginning of the Grayson County RMA story.



The Grayson County RMA is required by statute to present an annual report on the progress of our agency, our accomplishments and our future plans.

I hope you learn more about our agency and our mission as you read our report. The Agency looks forward to continuing to move ground and air transportation forward for Grayson County.

It has been an honor and privilege to serve on this agency, moving transportation forward for the last several years. I thank you for all of your continued support of the Grayson County RMA.

Jerdy Gary,

2004 - 2009 Chairman, Grayson County RMA

MESSAGE FROM THE 2010 CHAIRMAN

It is an honor to have been chosen by Governor Rick Perry to be Jerdy Gary's successor as the new Chairman of the Grayson County RMA. The RMA has been aggressive in pursuing solutions for mobility projects in our county, and it is one of my goals to continue to travel steadily down that road.

By way of introduction, I am a retired John Deere Company vice president, have served as the chair of the Tioga Industrial Development Corporation and as vice president of the Tioga Chamber of Commerce. Prior to retiring in southwestern Grayson County, my career with Deere took our family to live in six states and two foreign countries. The experience was overwhelmingly positive and enhanced our understanding of different regions, some with cultures quite unlike our own.

The prospect of working with the Grayson County RMA is another exciting challenge and it is my intention to continue the forward momentum created by previous RMA leaders. With the help of energetic partners within the county and community, I am confident that we can drive transportation forward as a continuing priority in our part of the country.

Will "Bill" Hubbard,

2010 Chairman, Grayson County RMA



The extension of SH289 to Pottsboro has helped provide infrastructure for additional economic growth in Grayson County. 3



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Mobility moves forward in Grayson County

“North Texas ground, Airport One,” said Mike Shahan, Airport Director, asking permission to cross the taxiway of the North Texas Regional Airport.

“Permission to cross Taxiway Alpha,” replies the Control Tower. This is what can be heard on the airwaves at the North Texas Regional Airport located near the City of Denison in Grayson County. What many may not realize is that the Grayson County Regional Mobility Authority (GCRMA) is behind the scenes running the daily operations of the airport. This agency is unique because it is the only RMA in the state of Texas to have an airport underneath its jurisdiction.

Through aggressive, forward thinking Grayson County has taken advantage of moving transportation forward for its constituents. This has been achieved through the conversion of Perrin Air Force Base into a county run airport operated by the GCRMA.

Running the airport is just one example of how the Grayson County RMA has continued to work diligently to ensure a clear focus on its mission statement since its inception in 2004.

Grayson County RMA History

The Grayson County Regional Mobility Authority, in cooperation with its regional partners, will provide solutions to expedite transportation and mobility projects that will improve the quality of life, enhance the regional economy and assure efficient mobility in Grayson County, Texas.

This mission statement has provided a clear

“...Roads are part of the infrastructure of the community...”

road map for the Grayson County RMA. In true Texas fashion, the agency has taken the mission statement to heart and has created a very goal-oriented team.

“The agency has brought decision making to

the local level and has made thoughtful, impactful decisions. Through creative partnerships with local agencies and TxDOT, the RMA has had a successful start; it is only the beginning,” said Jerdy Gary, Chairman. “This is what business is all about, making partnerships and working together on our priorities,” he continued. “Roads are part of the infrastructure of the community that brings additional economic development for Grayson County. We are well positioned to move forward.”

The RMA’s purpose is to finance, acquire,



design, construct, operate, maintain, expand or extend transportation projects. The Grayson County RMA was created by the Grayson County Commissioners Court with the specific task of developing and constructing the SH289 extension.

The small board only consisted of three members, including the Chairman of the board. The agency did not let their small size impede their progress; rather, they dreamed big, formed strong partnerships and worked diligently. An example is partnering with Judge Tim McGraw, who was instrumental in the creation of the GCRMA. The end result was the extension of SH289 to Pottsboro. The project was the key to economic growth in the region providing mobility to an area of 200 acres of undeveloped land on the west side of the airport. The 13-mile extension of 289 was an integral part of Grayson County RMA’s vision



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because it created accessibility from the Dallas Metroplex area to the west side of the airport.

The project was initially developed as a Comprehensive Development Agreement. The RMA was determined to complete the extension in the most expedient way possible. Therefore, in May, 2005 the SH289 project was turned over to Grayson County, due to legislation changes allowing municipalities and counties to finance transportation projects. This transfer from the Grayson County RMA to Grayson County allowed the county to complete the project very expediently. The Grayson County RMA worked as consultants with Commissioner Gene Short, the designated County official and long time project supporter.



The result was tax-free bonds that were used for financing the project. On October, 30, 2006, the Pass-Through Toll Agreement with TxDOT was executed guaranteeing the \$85M in funding for the project. Ground breaking occurred in April 2008 with construction beginning im-

mediately. Construction was completed 18 months early and under budget by \$13M. The road officially opened to traffic on December 29, 2009.

“Projected growth in this corridor is incredible,” said Gary. “Growth between the years 2000 and 2025 is forecast to increase so much that more than a million new folks are predicted to live on the Highway 75 corridor between Dallas and the Red River. SH289 will help provide relief,” Gary continued.

The county continues to spur economic development in the region by providing utilities to the 200 acres of developable property on the west side of the airport and along the 289 corridor.

The Grayson County RMA knew the completion of SH289 was just the beginning of its tenure. The agency had succeeded in partnering with the County to further mobility for its residents. Turning the project over to the County had a positive impact for its constituents. This was the agency’s first mobility project, and through

continued partnering the RMA knew it could accomplish even more.

North Texas Regional Air Mobility in motion

Looking past simply building roads, the Grayson County RMA and local officials identified a unique opportunity to increase air mobility, economic development and generate revenue through leases by taking control of the North Texas Regional Airport, previously Perrin Air Force Base, closed in 1971.

The agency was able to accomplish this critical step by entering into an inter-local agreement with Grayson County late in 2008. This coupled with the completion of SH289 was critical, increasing the airport’s accessibility.

One of the advantages of turning the airport over to the Grayson County RMA was the receipt of the largest amount of federal stimulus money for airports in the state,” said Mike Shahan, Airport Director. The airport received approximately \$5.9M for runway rehabilitation and received another \$2.3M grant for taxiway rehabilitation, awarded to the airport by TxDOT Aviation. Additionally, the airport has also made





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\$500,000 in upgrades to various hangars located on the airport to attract aviation related businesses.

Looking to continue to develop new revenue streams the airport has positioned themselves as a business entity with several advantages, including:

- 440-acre business park
- 325 acres shovel ready for development
- Foreign trade zone
- Custom incentive packages
- Designated air attainment area
- Outstanding workforce training and recruitment
- Accelerated decision making process
- Unrestricted airspace

Several companies have already taken advantage of this unique business opportunity. L3 Communications operates the control tower and trains air traffic controllers on site. The company pays the airport to lease the control tower and a nearby training facility. The Lake Texoma Jet Center, a fixed based operator, is also located on the airport property. The company provides service station type services for both business and personal aircraft. An aviator can buy fuel, pilot supplies and have repairs made to aircraft. The hangar upgrades will also continue to help increase aviation related businesses to locate within the airport grounds. The airport is also home to more than 169 general aviation aircraft.


“After performing an economic impact study in 2003, we discovered there is \$101M worth of impact and 717 direct and indirect jobs associated with the airport,” said Shahan. “The results highlight the influence the airport has on the surrounding communities. The collective goal of the Grayson County RMA and the local decision makers is to continue to bring high paying jobs to this region. This spurs economic development in the community,” Shahan continued.

“The Grayson County RMA will now play a bigger role in transportation within the county by overseeing the North Texas Regional Airport.

They have a great facility in the airport that is accessible by highway and rail and offers room for growth. Additionally, they are preparing for the future with the development of the Grayson County Tollroad, which will connect to the Dallas North Tollway extension at the south end of the county. I feel they are well positioned to meet the needs in this growing area of the state,” said Bobby Littlefield, TxDOT Paris District Engineer.

Grayson County Tollroad and the future

The Grayson County RMA is continuing to pursue the mission of the agency with their vision of connecting the Grayson County Tollroad to the Dallas North Tollway where it enters Grayson County and extending it through the county to US Highway 75 just north of Denison. With the move of the local population to the north combined with increasing traffic on local roadways, there is a demand for the extension of the roadway. Realizing there was another opportunity to enhance mobility in their area, the Grayson County RMA entered into an agreement with TxDOT for financial assistance in the amount of \$10M. This funding allowed the RMA to start the first step of toll road construction, the Grayson County Toll road study. In September 2009, \$6.5M of those monies were used to perform a TxDOT engineering study. This project will continue its momentum through the development process under the thoughtful leadership of the Grayson County RMA.

The completion of SH 289, taxiway rehabilitation, receiving stimulus money for runway rehabilitation, hangar upgrades and starting toll road studies are all accomplishments attributable to the thoughtful-minded board and their partnering initiatives with local stakeholders in the county. Through continued partnering and visionary leadership, the Grayson County RMA has positioned itself to continue to bring economic development, job growth, and increased quality of life for the residents of Grayson County for years to come. 



The water tower at the North Texas Regional Airport.



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FINANCIAL OVERVIEW

The Grayson County RMA receives funding from Grayson County through the Grayson County Commissioners Court and through TxDOT through the financial assistance agreement.

During 2009, the Grayson County RMA incurred administrative expenses, legal expenses, and financial advisory expenses.

Revenue from Commissioners Court:	\$10,000.00
Revenue from TxDOT:	\$45,197.15
Revenue from Other Sources:	\$ 203.00
Total Revenue:	\$55,400.15

Administrative Expenses:	\$ 8,627.52
Legal Expenses:	\$41,233.96
Financial Advisory Expenses:	\$ 6,369.18
Total Expenses	\$56,230.66

GCRMA Board Members

Bill Hubbard, Chairman

Bill Benton

Tim McGraw

Ellis Olmstead

Kay Yandell



The groundbreaking event for the commencement of the extension of SH289!