



# GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY

4700 Airport Drive - Denison, Texas 75020  
Tel. 903.786.3566 - Fax 903.786.9185 - [www.gcrma.com](http://www.gcrma.com)

## AGENDA

The Agenda for the Grayson County Regional Mobility Authority Board Meeting scheduled for 10:00 a.m., Thursday, February 15, 2018, in the Commissioners Courtroom, at the Grayson County Courthouse, 100 W. Houston Street, Sherman, TX 75090 is as follows:

- I. Call to Order
- II. Approval of Minutes  
Approve November 16, 2017 and January 11, 2018 minutes
- III. Committee Reports
  - a. Rail Committee
  - b. Road Committee
  - c. Special Committee
  - d. Airport Committee
    - i. Directors update
- IV. Act on request to adjourn into Executive Session pursuant to Texas Government code Sections:
  - a. Section 551.087 of the Texas Open Meeting Act for deliberation of economic development negotiations related to incentives to be considered for prospective tenants.
  - b. Section 551.074 of the Texas Open Meeting Act for personnel matters.
- V. Reconvene Regular Session: Action on Executive Session Items:
  - a. Consider and take possible of economic development negotiations related to incentives to prospective tenants.
  - b. Consider and take possible action on personnel matter.

Public Comments

- IV. 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



**NORTH TEXAS REGIONAL AIRPORT**

[www.northtexasregionalairport.com](http://www.northtexasregionalairport.com)



# GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY

4700 Airport Drive - Denison, Texas 75020  
Tel. 903.786.3566 - Fax 903.786.9185 - [www.gcrma.com](http://www.gcrma.com)

taken. Each speaker will be allowed a maximum of three minutes. Speakers must be signed up prior to the beginning of the public comment period.

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

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



NORTH TEXAS REGIONAL AIRPORT

[www.northtexasregionalairport.com](http://www.northtexasregionalairport.com)

**RMA BOARD AGENDA**

**ITEM NUMBER: Two**  
**MEETING DATE 02/08/2018**

---

**ITEM TITLE:** Consideration of approval of Minutes of November 16, 2017 and January 11, 2018 Board Meeting.

**SUBMITTED BY:** Robert Brady, Chairman

**DATE SUBMITTED:** February 8, 2018

---

**SUMMARY:**

Minutes of the November 16, 2017 and January 11, 2018 RMA Board of Directors Meeting as transcribed from recorded tape.

---

**ATTACHMENTS (LIST)**

Minutes

---

**ALTERNATIVES/RECOMMENDATIONS:**

Approve minutes with changes, if any

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY  
BOARD OF DIRECTORS MEETING  
NOVEMBER 16, 2017**

**MEMBER'S PRESENT**

Robert Brady, Chair  
Bill Benton, Vice Chairman  
Bill Rasor.  
Randy Hensarling.

**MEMBER'S ABSENT**

**OTHER'S PRESENT**

Wm. B. (Ben) Munson, Esquire  
Bart Lawrence, Co. Commissioner Pct. 4  
Phyllis James, Co. Commissioner Pct. #3  
Michael Hutchins, Herald Democrat  
Sarah Hinton, NTRA Director  
Kelley Cannel, Grayson Aviation  
Cassidy Berenato, TAP

Mike Garrison, BGE, Inc.  
Craig Price, Asst. Co. District Attorney  
Jim Wimberly, TAP  
Rod Tatchio, NT Aviation  
Robert Bond, NT Aviation  
Noel Paramanatham, TxDot  
Aaron Bloom, TxDot

**I.**

**Call to order.**

Robert Brady called the meeting to order at 10:01 a.m.

**II.**

**Approval of Minutes of September 16, 2017, Board Meeting.**

On motion by B. Benton, seconded by R. Hensarling the board unanimously approved the minutes from the September 16, 2017 board meeting.

**III.**

**Committee Reports**

- a. R. Brady no reports to give on rail committee.
- b. B. Benton passed on update until item IV. Section a.
- c. B. Rasor no reports to give on special committee.
- d. S. Hinton reported on current events going on at the airport; The Ford Tri-Motor had a successful even at the airport which brought a number of spectators and riders out. An update on the closed runway project; the clean and crack fill was completed last week and she is working with Jeff Schneider on the bid specifications on the seal coat today.

**IV.**  
**Action Items.**

- a. Discuss and take possible action on the proposed preferred route for the Spur Road from the county line to FM 121.

B. Benton, M. Garrison, and N. Paramanatham presented the proposed preferred route for the Spur to the board. This will be from the county line to FM 121, just under 4.5 miles long, and looking at a time frame between late 2019 and early 2020; the route will go through property that the owners will be gifting their land so there will be no cost to buy the land.

B. Benton motioned the RMA approve the preferred route from the county line to FM 121. R. Hensarling seconded the motion. All members voted aye.

- b. Discuss and take possible action on the RMA 2017-2018 projects for inclusion on the project report to TxDot.

No Action was taken, B. Benton will update RMA projects.

**V.**

**Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072 of Texas Open Meeting Act to discuss proposed lease rates for real property leased to third parties. Section 551.087 to discuss economic development negotiations related to incentives to be considered for prospective tenants.**

R. Brady requested a motion to adjourn into executive session. On motion by B. Benton, seconded by B. Rasor the board unanimously approved adjourning into executive session at 10:27 a.m. R. Brady invited TAP, C. Price, and W.B. Munson to stay for executive session.

**VI.**

**Reconvene Regular Session: Action on Executive Session Items:**

On motion by R. Brady, seconded by R. Hensarling the board unanimously approved to reconvene into the regular meeting at 11:29 a.m.

- a. C. Berenato with TAP presented a price per square foot on existing transitional leases on hangars, being \$2.70 a sq.ft. per year.

R. Tatchio requested to hold off on approval of the price until they can make their own survey. R. Brady stated that the airport and TAP would provide how they came to the rate and anything else they need to make their own survey however they will move forward with the motion to approve.

R. Hensarling motioned to approve the rate, B. Rasor seconded the motion and all members voted Aye.

- b. No action taken.

**VII.**  
**Public Comments.**

At this time R. Brady opened the meeting for public comments. There were none.

**VIII.**  
**Adjourn.**

On motion by B. Benton, seconded by B. Rasor the board adjourned at 11:35 a.m.

---

Robert Brady, Chairman

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY  
BOARD OF DIRECTORS MEETING  
JANUARY 11, 2018**

**MEMBER'S PRESENT**

Robert Brady, Interim Chair  
Bill Benton, Vice Chairman  
Bill Rasor.  
Randy Hensarling.

**MEMBER'S ABSENT**

**OTHER'S PRESENT**

Wm. B. (Ben) Munson, Esquire  
Clay Barnett  
Michael Hutchins, Herald Democrat  
Sarah Hinton, NTRA Director

**I.  
Call to order.**

Robert Brady called the meeting to order at 10:03 a.m.

**II.  
Act on request to adjourn into Executive Session pursuant to Texas Government Code a. Section 551.085 of the Texas Open Meeting Act to discuss economic development incentives to be considered for TAP and Section 551.085 of the Texas Open Meeting Act for deliberation of economic development negotiations related to incentives to be considered for prospective tenants.**

R. Brady requested a motion to adjourn into executive session. On motion by R. Hensarling, seconded by B. Rasor the board unanimously approved adjourning into executive session at 10:03 a.m.

**III.  
Reconvene Regular Session: Action on Executive Session Items:**

On motion by R. Brady, seconded by R. Hensarling the board unanimously approved to reconvene into the regular meeting at 10:56 a.m.

- a. No action taken.
- b. No action taken.

**IV.**  
**Public Comments.**

At this time R. Brady opened the meeting for public comments. There were none.

**V.**  
**Adjourn.**

On motion by B. Benton, seconded by B. Rasor the board adjourned at 10:57 a.m.

---

Robert Brady, Interim Chairman



## RMA BOARD AGENDA

**ITEM NUMBER: Three**  
**MEETING DATE 02/08/2018**

---

**ITEM TITLE:** III. Committee Reports – Receive Updates

- a. Rail Committee
- b. Road Committee
- c. Special Committee
- d. Airport Committee
  - i. Director Update

**SUBMITTED BY:** Robert Brady, Chairman

**DATE SUBMITTED:** February 8, 2018

---

**SUMMARY:**

---

**ATTACHMENTS (LIST)**

---

**ALTERNATIVES/RECOMMENDATIONS:**

**North Texas Regional Airport  
Fuel Flowage Report  
FY: 2018**

**Total Fuel Flowage in Gallons for FY 2018 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. 2017</b>	3,943.0	29,611.0	33,554.0	27,262.0
<b>Nov. 2017</b>	3,980.0	15,161.0	37,820.0	27,828.0
<b>Dec. 2017</b>	4,037.0	14,642.0	18,679.0	20,143.0
<b>Jan. 2018</b>	-	16,001.0	16,001.0	23,526.0
<b>Feb. 2018</b>			-	19,903.0
<b>Mar. 2018</b>			-	23,745.0
<b>Apr. 2018</b>			-	31,573.0
<b>May. 2018</b>			-	28,662.0
<b>Jun. 2018</b>			-	30,218.0
<b>Jul. 2018</b>			-	40,358.0
<b>Aug. 2018</b>			-	33,572.0
<b>Sep. 2018</b>			-	27,056.0
<b>Total:</b>	<b>11,960.0</b>	<b>75,415.0</b>	<b>106,054.0</b>	<b>333,846.0</b>
<b>Last Year's To Date Gallons Received Total:</b>				<b>98,759.0</b>
<b>Percent Change Over Last Year by Month:</b>				<b>-31.99%</b>
<b>Percent Change Over Last Year:</b>				<b>7.39%</b>

<b>% of Avgas:</b>	<b>11.28%</b>
<b>% of Jet-A:</b>	<b>71.11%</b>

<b>Combined Annual Fuel Sales</b>	<b>136,991.0</b>
<b>Percent Change Over Last Year by Month:</b>	<b>-9.23%</b>
<b>Percent Change Over Last Year:</b>	<b>-10.46%</b>

**Total Fuel Flowage in Gallons for FY 2018 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. 2017</b>	6,879.0	-	6,879.0	15,664.0
<b>Nov. 2017</b>	7,967.0	-	7,967.0	15,453.0
<b>Dec. 2017</b>	-	-	-	8,021.0
<b>Jan. 2018</b>	16,091.0	-	16,091.0	15,098.0
<b>Feb. 2018</b>			-	15,867.0
<b>Mar. 2018</b>			-	7,860.0
<b>Apr. 2018</b>			-	15,187.0
<b>May. 2018</b>			-	15,662.0
<b>Jun. 2018</b>			-	15,714.0
<b>Jul. 2018</b>			-	15,649.0
<b>Aug. 2018</b>			-	15,705.0
<b>Sep. 2018</b>			-	15,738.0
<b>Total:</b>	<b>30,937.0</b>	<b>-</b>	<b>30,937.0</b>	<b>171,618.0</b>
<b>Last Year's To Date Gallons Received Total:</b>				<b>54,236.0</b>
<b>Percent Change Over Last Year by Month:</b>				<b>6.58%</b>
<b>Percent Change Over Last Year:</b>				<b>-42.96%</b>

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

**NORTH TEXAS REGIONAL AIRPORT**  
**Airport Traffic Record**  
**FY 2018**

Month	ITINERANT					VFR					LOCAL			IFR/VFR Overflight Count	FY 2018 Airport Ops	FY 2017 Airport Ops
	AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL	CIVIL	MI	TOTAL LOCAL			
Oct-17	0	0	223	2	225	0	0	2,231	4	2,235	2,937	8	2,945	226	5,631	8,137
Nov-17	0	1	276	0	277	0	0	1,975	0	1,975	1,980	0	1,980	216	4,448	5,760
Dec-17	0	1	241	0	242	3	0	1,934	0	1,937	2,422	8	2,430	148	4,757	4,862
Jan-18	0	2	229	1	232	0	0	2,439	0	2,439	2,200	0	2,200	138	5,009	5,671
Feb-18					0					0			0	0	0	5,572
Mar-18					0					0			0	0	0	5,070
Apr-18					0					0			0	0	0	4,570
May-18					0					0			0	0	0	7,436
Jun-18					0					0			0	0	0	5,443
Jul-18					0					0			0	0	0	6,065
Aug-18					0					0			0	0	0	4,534
Sep-18					0					0			0	0	0	5,853
<b>Total</b>	<b>0</b>	<b>4</b>	<b>969</b>	<b>3</b>	<b>976</b>	<b>3</b>	<b>0</b>	<b>8,579</b>	<b>4</b>	<b>8,586</b>	<b>9,539</b>	<b>16</b>	<b>9,555</b>	<b>728</b>	<b>19,845</b>	<b>68,973</b>

OVERFLIGHT COUNT											
IFR OVERFLIGHTS						VFR OVERFLIGHTS					TOTAL
Month	AC	AT	GA	MI	TOTAL	AC	AT	GA	MI	TOTAL	VERFLIGHTS
Oct-17	0	0	3	0	3	2	62	157	2	223	226
Nov-17	0	0	4	0	4	0	84	126	2	212	216
Dec-17	0	0	2	0	2	0	56	90	0	146	148
Jan-18	0	0	0	0	0	0	54	84	0	138	138
Feb-18					0					0	0
Mar-18					0					0	0
Apr-18					0					0	0
May-18					0					0	0
Jun-18					0					0	0
Jul-18					0					0	0
Aug-18					0					0	0
Sep-18					0					0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>2</b>	<b>256</b>	<b>457</b>	<b>4</b>	<b>719</b>	<b>728</b>

% Change Last Year/Same Time:	
Itinerant	-71.28%
Local	-71.08%
Overflight	-69.79%
<b>Total</b>	<b>-71.13%</b>

% Change Last Year by Month:	
Itinerant	-2.09%
Local	-21.01%
Overflight	-12.66%
<b>Total</b>	<b>176+8%</b>

Daily Summary of Ops for January 2018:	# / Days	# / Ops	Avg.
0 - Daily Ops	0	0	0.0
1-99 Daily Ops	12	421	35.1
100 - 199 Daily Ops	4	612	153.0
200 - 299 Daily Ops	12	2,914	242.8
300 - 399 Daily Ops	3	1,002	334.0
400 - Plus Daily Ops	0	0	0.0

Peak Day - 342 operations on January 24, 2018  
Slowest day - 9 Operations on January 7, 2018  
Average daily operation for January: 161.58 ops

## Existing Lease Housekeeping Items

Address	Lease Type	Lessee	Expiration	Issue
T-Hangar #300	Aviation Ground Commercial T-Hangar	Whitmire	M2M	Needs to be renegotiated or cancelled.
Building #110-111	Aviation Facility Commercial	US Aviation Group	?	Need to clarify expiration dates; potentially needs lease rate increases
Building #703	Non-Aviation Facility Non-Profit	Greater Texoma Utility Authority	9/30/1997	New lease needed
Farm Land	Agricultural Ground Lease	Aaron Looney	7/31/2018	Needs to go out for competitive bid.
Building #702 & Burn Field	Non-Aviation Facility Commercial	Hazco Fire Training Academy	1/31/2017	New lease needed
Building #5527	Non-Aviation Facility Commercial	Knives of Alaska	1/31/2018	New lease needed
Hangar #1 5301 Airport Dr.	Aviation Facility Commercial	L-3 Unmanned Systems	?	Term needs clarification
Building #2801 96 Thorsen Street	Non-Aviation Facility Commercial	Jeffrey Bourge	7/31/2014	New lease needed
Building #2901 107 Thorsen Street	Non-Aviation Facility Commercial	Precision Machine Works	2/28/2005	New lease needed
Building #4006-A 4114 Airport Dr.	Non-Aviation Facility Non-Profit	Tri-County Senior Nutrition Program	5/31/2017	New lease needed

Media Contact for NTRA:  
Cassidy Berenato  
Director of Marketing and Business Development,  
Texas Aviation Partners  
(512) 216-6042  
[cberenato@texasaviationpartners.com](mailto:cberenato@texasaviationpartners.com)



Media Contact for AMS:  
Andrea Girolin  
Chief Executive Officer  
[andrea.girolin@amsheli.com](mailto:andrea.girolin@amsheli.com)



## FOR IMMEDIATE RELEASE

### Helicopter interior manufacturer relocates to North Texas Regional Airport

DENISON, Texas (February 16, 2018) – AMS Heli Design, LLC has relocated headquarters from Grand Prairie Municipal to North Texas Regional Airport to accommodate growth.

AMS specializes in the design, manufacturing, and installation of lightweight emergency medical services (EMS) interiors in helicopters. The helicopters are primarily used rescue missions and hospital transportation along with other important applications such as neonatal transport.

Chief Executive Officer Andrea Girolin said they selected North Texas Regional because of its location and growth potential.

“The airport position is very strategic because it is close to Dallas but not in the highly congested area,” Girolin said. “It offers a possibility for hangar expansion which is very important to us as we grow.”

AMS will begin operations with conservative expectations to complete six to eight helicopters in 2018.

“We’re looking forward to seeing AMS grow here at North Texas Regional,” said Grayson County Regional Mobility Authority Chairman, Robert Brady. “With the help of Texas Aviation Partners, we were able to demonstrate the airport’s unique position and value in a competitive market.”

In January, AMS announced the receipt of a Federal Aviation Administration (FAA) supplementary type certificate for a new lightweight and quickly removable emergency medical services advanced life support system (ALSS) interior for Leonardo AW119 and AW109 helicopters.

The interior has been selected by the South African Red Cross to be installed on three of its aircraft with plans to retrofit an additional five helicopters over the next two years.

“With the expected certification of two additional helicopters in 2019, we anticipate our deliveries to significantly increase, possibly double, in the next two years,” said Girolin. “AMS is in the business of saving lives with our advanced technology aircraft EMS interior designs and manufacturing, and we’re happy to have found North Texas Regional and Grayson County to support our mission.”

**About North Texas Regional Airport:** North Texas Regional Airport is located north of Dallas on SH 289 with approximately 325 acres of developable (shovel ready) property on the west side of the airport. The airport boasts a 9,000-foot runway capable of handling large aircraft, non-congested airspace, and surrounding communities with a read workforce, education facilities, and business-friendly leadership. For more information, visit [www.northtexasregionalairport.com](http://www.northtexasregionalairport.com).

**About AMS Heli Design:** AMS Heli Design specializes in the manufacturing and installation of lightweight emergency medical services (EMS) interiors. Serving EMS operators in the US and far east markets, AMS allows EMS operators to transport and treat patients quickly and efficiently, saving lives.

**About Texas Aviation Partners:** Texas Aviation Partners was founded in 2007 to offer a unique blend of aviation and business solutions. TAP provides services that range from airport and FBO management to business development plans, capital improvement project management, and consulting. To learn more, visit [www.texasaviationpartners.com](http://www.texasaviationpartners.com).

###

Building #4007 4214 Airport Dr.	Non-Aviation Facility Storage	Robert Smith	11/30/2008	New lease needed
Hangar #2E	Aviation Ground to Facility Transitional Executive Hangar	Giles/Knight	4/30/2017	Awaiting response re: new lease rate
Hangar #5E	Aviation Facility Executive Hangar	Robert Montgomery	12/31/2020	Lease will need to be renegotiated upon expiration.
320 S. King Street	Non-Aviation Ground to Facility Transitional Non-Profit	Community Services Network	12/31/2019 + 2 10 year options	Old lease format; needs to be reviewed with tenant to get them on new format.
Hangar #8E	Aviation Ground to Facility Transitional Executive Hangar	Jim Hankins	Transitions on 8/31/2018	Will need to be adjusted to \$2.70 PSF
Hangar #6E	Aviation Ground to Facility Transitional Executive Hangar	John Ashford	Transitions on 6/30/19	Will need to be adjusted to \$2.70 PSF
Hangar #4E	Aviation Ground to Facility Transitional Executive Hangar	MikRon Air Corp	Transitions on 10/30/2019	Will need to be adjusted to \$2.70 PSF
5153 Airport Drive	Aviation Ground Executive Hangar	Tradewinds	1/1/2020	New lease will need to be negotiated.
Low Risk Detention Center	Non-Aviation Ground to Facility Transitional County Paid	Grayson County Sheriff	7/31/2019 + 2 10 year options	Old lease format; needs to be reviewed to get on new lease format and clarify leased premises

**RMA BOARD AGENDA**

**ITEM NUMBER: Five**  
**MEETING DATE 02/08/2018**

---

**V ITEM TITLE: Executive Session**

- a. Section 551.087 of the Texas Open Meeting Act for deliberation of economic development negotiations related to incentives to be considered for prospective tenants
- b. Section 551.074 of the Texas Open Meeting Act for personnel matters.

**SUBMITTED BY:** Cassidy Berenato, TAP

**DATE SUBMITTED:** February 8, 2018

---

**SUMMARY:**

---

**ATTACHMENTS (LIST)**

---



**ALTERNATIVES/RECOMMENDATIONS:  
RMA BOARD AGENDA**

**ITEM NUMBER: Six  
MEETING DATE 02/08/2018**

---

**ITEM TITLE:** VI. Reconvene Regular Session: Action on Executive Session Items:

- a. Consider and take possible action of economic development negotiations related to incentives to prospective tenants
- b. Consider and take possible action of personnel matters.

**SUBMITTED BY:** Cassidy Berenato, TAP

**DATE SUBMITTED:** February 8, 2018

---

**SUMMARY:**

---

**ATTACHMENTS (LIST)**

---

**ALTERNATIVES/RECOMMENDATION**