

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
JULY 8, 2009**

MEMBER'S PRESENT:

Jerdy Gary, Chairman
Bill Hubbard
Ellis Olmstead
Kay Yandell

MEMBER'S ABSENT:

Kent Black

OTHER'S PRESENT:

Mike Shahan, Director
Van Price, Asst. District Attorney
David Gordon, Estrada Hinojosa & Company
Craig Phipps, KSA Engineers
Gary Savanyu, Criado Associates
Walter Ragsdale, Ragsdale Consulting
Doug Hoover
Bob Wood, Sherman-Denison MPO
Rita Gaither, Underwood Surveying
Jason Armstrong, Underwood Surveying
James W. Griffin, NTTA
Noel Paramanatham, TxDOT
Monte Rater, TxDOT
Wm. B. (Ben) Munson, Esquire
Larry Phillips, State Representative
Christina Tillett, Munson, Munson Cardwell & Tillett

Rod Tatchio, Tatchio & Associates
Grant Johnson, Estrada Hinojosa & Company
Ray Davis
John Douglas, Skyhawk AG
Tom Diamond, HNTB
Kathy Williams, Herald Democrat
Bill Bristow, Department of Juvenile Services
Rick Mask, F1 Coach
Phil Roether, Airport Zoning Commission
Terry Vogel, Lake Texoma Jet Center
Kelly Cannell, Lake Texoma Jet Center
Rick Mackey, TxDOT
Jay Jones, American Equity
Brian Cassidy, Locke Lord Bissell & Liddell
Drue Bynum, Grayson County Judge

I.

Call to Order.

Jerdy Gary, Chairman, called the meeting to order at 10:00a.m. and welcomed everyone to the meeting. Mr. Gary asked that everyone sign the sign-in sheet and noted that on this agenda there is a public comment after the agenda items are completed.

II.

Approval of Minutes of May 20, 2009, Board Meeting.

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

III.

Update from Brian Cassidy on issues relating to RMA's during the recent Legislative Session.

Mr. Gary introduced Mr. Cassidy to the audience. Mr. Cassidy updated the Board on the current legislative session and the special session. He stated that very few bills were passed in the regular session relating to transportation issues and that the Governor called the special session to address three transportation issues. He stated that two of the three items passed in the special session and those included the Proposition 12 bonds and the extension of the Sunset Date for TxDOT. The one item that did not pass dealt with CDA Authority and the RMA's.

IV.

Consideration of approval of Agreement for Financial Services including the Fee Schedule between the Grayson County RMA and Estrada Hinojosa and Company.

Mr. Gary advised the Board that Estrada Hinojosa and Company had been selected at the last Board Meeting to provide financial services for the RMA. Mr. Cassidy advised the Board that the agreement had been reviewed and that the fee structure is consistent with other agencies. Mr. Hubbard made the motion to approve the agreement and Ms. Yandell seconded the motion. All members voted aye.

V.

Discussion and consideration of approval on Federal ARRA TIGER Projects submitted for Grayson County.

Mr. Gary introduced Mr. Wood who gave the Board background information on the TIGER Discretionary Grant Program. He advised the Board that the Sherman-Denison MPO was submitting an application to obtain the funds to overlay U.S. 75 from Travis Street in Sherman to FM 84 in Denison. Mr. Gary asked the Board if they would like to enter with the other entities in support of this program. Mr. Olmstead made the motion to support the program. Mr. Hubbard seconded the motion. All members voted aye.

VI.

Consideration of approval of a Ground Lease between North Texas Regional Airport and Grayson County Department of Juvenile Services for the purpose of constructing a multi-use facility for Juvenile Services.

Mr. Shahan advised the Board that Juvenile Services wanted to lease approximately 0.76 acres of ground near their current facility. He stated that the term of the lease would be approximately 15 years depending on the commencement and would run with the other ground leases that Juvenile Services has with the Airport. He stated that the ground lease rate would be \$6,292.95/year. Mr. Hubbard made the motion to approve the ground lease and Ms. Yandell seconded the motion. All members voted aye.

VII.

Consideration of approval of Large Hangar Lease Policy as recommended by the Airport Policy Committee.

Mr. Gary advised that this Committee was comprised of Mr. Hubbard, Mr. Olmstead, several tenants, and Mr. Shahan. Mr. Hubbard explained that the policy was based on the development of the Airport and this provided a score card to rate individual companies wishing to lease the large Airport owned hangars. He stated that this would quantify the decision on who leased the property, instead of making it a subjective decision. Mr. Gary thanked all involved for the time that they had put forth in developing this document and he then introduced Judge Bynum. Judge Bynum stated that the Board had put in writing a policy that would tie development to job creation and he thanked those involved. Mr. Hubbard made the motion to approve the Large Hangar Lease Policy and Ms. Yandell seconded the motion. All members voted aye.

At this time Mr. Gary introduced Representative Phillips. Representative Phillips then advised those in attendance that the RMA had been working hard to keep mobility in the county, and especially around the Airport. He said that the State is currently looking ahead and trying to go forward with transportation issues. He then updated the Board on the legislative session. Judge Bynum then spoke and thanked the RMA for their work. Mr. Gary thanked the Airport Board for the work they had done for the Airport.

VIII.

Consideration of approval of the Airport Budget to be presented to Grayson County Commissioners Court as recommended by the Airport Budget Committee.

Mr. Gary advised the Board that the Budget Committee had met and approved the budget to be submitted to Commissioners Court. Mr. Shahan stated that expenses had been reduced for the next year and that there were several things that had happened to help with this. He stated that the receipt of the stimulus funding and the completion of the west side utilities decreased the expenses substantially. He stated that the Fire Department was requesting a fire engine to replace their current one which is approximately 27 years old. Mr. Shahan stated that they Fire Department had applied for a FEMA grant to pay for the truck but it was not clear if the grant would be received. Mr. Hubbard made the motion to approve the budget. Mr. Olmstead seconded the motion. All members voted aye.

IX.

Director's Update to include discussion of the Airport Zoning Commission, the Airport CIP, Fuel Flowage Report, Airport Budget, Fire Department Monthly Report, Air Traffic Control Tower Operations Report, the Civil Air Patrol Adopt an Airport Program, and West Side Utility Update.

Mr. Shahan introduced Mr. Roether who updated the Board on the Airport Zoning Commission. Mr. Roether stated that the least expensive way to have the zoning done was to delay the project and join the RMA in doing the Master Plan and zoning at the same time. He stated that TxDOT would pay for 90% of the Master Plan and that the Airport would have to pay for the zoning portion but that this would decrease the cost substantially. Mr. Shahan advised the Board that they might want to consider placing one member of the Zoning Commission on the Master Plan Selection Committee.

Mr. Shahan updated the Board on the Capital Improvement Project. He stated that the scheduled projects included a ramp rehab and Terminal Building Expansion (engineering) for 2011 and the expansion of the terminal building in 2012.

Mr. Phipps updated the Board on the progress of the west side utility project and the runway/taxiway project. He stated that RK Hall had been awarded the contract on the runway/taxiway project and that there would be a kick-off meeting the following week.

Mr. Shahan advised the Board that they had received the Fuel Flowage Report, the Expense and Revenue Report for May, the Fire Run Report, and the Air Traffic Control Report.

Mr. Shahan advised the Board that the Civil Air Patrol had applied to TxDOT to adopt the Airport in the Adopt-an-Airport program. Mr. Shahan advised that they would be providing litter control and landscaping around the Airport.

At this time Mr. Gary introduced Mr. Jay Jones who is a developer who is coordinating the right of way donations for the toll road project.

Mr. Mackey, Director of Transportation Planning and Development for the Paris District, addressed the Board about the upcoming project. He introduced Mr. Rater, Transportation Engineer with TxDOT, who will be the project engineer for the project.

X.

Public Comments.

Mr. Gary asked if there was anyone that wished to address the Board. There were no comments at this time.

XI.

Recess for Executive Session pursuant to Chapter 551, Subchapter D, Texas Government Code

Upon motion by Mr. Hubbard and seconded by Mr. Olmstead, and pursuant to Government Code Chapter 551.071 and 551.087, the Board of Directors adjourned into Executive Session to consult with, and receive advised from legal counsel concerning pending/contemplated litigation, settlement offers, and negotiations, and other legal issues and to deliberate regarding commercial or financial information received from a business prospect with which the Authority is conducting economic development negotiations and to discuss the offer for financial or other incentives to a business prospect at 10:48a.m.

XII.

Reconvene Regular Session; Action on Executive Session Items.

The Board reconvened into regular session at 11:17a.m.

XIII.

Consider approval of a settlement offer from Victor Miller.

Mr. Hubbard made the motion to approve the settlement offer from Victor Miller contingent upon the dismissal of the bankruptcy case and Mr. Miller providing a list of all tenants in the leased property. Mr. Olmstead seconded the motion. All members voted aye.

XIV.

Consider approval of a Building Lease between North Texas Regional Airport and Avatar Investments, L.P., for the lease of Building #401.

Mr. Hubbard made the motion to approve the lease agreement with Avatar Investments, L.P., contingent upon the dismissal of the Victor Miller bankruptcy on July 15, 2009. Mr. Olmstead seconded the motion. All members voted aye.

XV.

Adjourn.

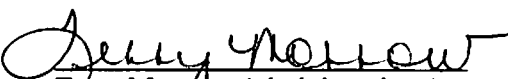
There being no other business, the meeting adjourned at 11:19a.m.

XIII.

Next Meeting.

The next regularly scheduled Board of Directors Meeting will be held on August 13, 2009, at 10:00am in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.


Jerdy Gary, Chairman


Terry Morrow, Administrative Asst.