

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A special meeting of the Mid-Way Regional Airport Joint Airport Board was held via videoconference/teleconference on Thursday, February 25, 2021, at 4:00 p.m.

Members Present: Drew Sambell, Chairman
Kent McGuire, Secretary
Randall Porche
Nanette Paghi
Larry Huntley
Michael Williams

Members Absent: Alex Smith, Vice Chairman

Others Present: Darrell Phillips, Airport Manager
Tammy Bowen, Airport Operations Assistant
Clyde Melick, Assistant Manager, City of Midlothian

Call to Order: Chairman Drew Sambell called the meeting to order.

Public Comments: There were no public comments.

Ground Lease and Layout Design for Mark Singleton: Darrell Phillips presented an Improved Ground Lease Agreement to the Board for consideration for Mark Singleton of Citizens National Bank. The lease is for approximately 21,780 square feet of property on the west side of the paint shop hangar. The 30 year lease includes the option to sell or renew for a second term. Darrell informed the Board that the taxiway in front of the paint hangar would need to be extended by another 120 feet. Mr. Singleton asked to consider a rental reduction of \$0.20 cents per square foot of property leased for the next four years in consideration of all infrastructure expenses. KSA, Airport Engineers, estimated that the taxiway extension and parking would be around \$165,000 if it were put in by the Airport. Darrell said that being a private group Mr. Singleton may be able to cut a lot of the engineering expense and cost. Darrell explained that this is a great opportunity because we would not have to require the two Cities and Airport to look at doing the infrastructure. Tap and hook-up for water, electrical, phone and sewer has not yet been determined.

Darrell explained that the ground lease for 21,780 square feet at \$0.30 cents per square foot per year (\$6,534) totals \$26,136 for the first four years. With the reduction to \$0.10 cents per square foot per year (\$2,178) the Airport would get \$8,712 for the first four years. The difference would be \$17,424 less over the first four years with the \$0.20 reduction.

Mr. Singleton shared that the bid that he got for the taxiway extension was about \$28,000 with the fill.

An area of concern for Mr. Singleton is that the Fire Marshal in Midlothian has a code that anything over 6,000 square feet is supposed to have sprinklers. Mr. Singleton explained that the building regulations conflict with what Airports are doing in the metroplex.

Darrell Phillips recommended moving forward with approving the ground lease. Mr. Singleton would still have the option of backing out if restrictions make it unaffordable. Darrell mentioned that he is still working with the Cities on the sprinkler requirement and setback of hangar.

Randall Porche made a motion to approve the Ground Lease and Layout Design for Mark Singleton of Citizens National Bank as presented; second by Larry Huntley. The motion passed with Drew Sambell, Kent McGuire, Randall Porche, Larry Huntley and Michael Williams in favor. Nanette Paghi abstaining for reasons of conflict of interest.

Comments by the Airport Board and Airport Administration: Tammy Bowen commented that there was a request to move the March meeting to the 18th since the 11th is the week of spring break.

Adjournment: There being no further business,

Larry Huntley made a motion to adjourn; second by Randall Porche. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations Assistant