

City Council Airport Committee
Tuesday November 28, 2017
Approved Meeting Minutes

After determining that a quorum is present, the Council Airport Committee of the Denton City Council convened in a regular meeting on Tuesday November 28, 2017, at 10:01 a.m. in the City Hall, City Hall Conference Room at 215 E. McKinney St., Denton, Texas to consider the specific agenda items listed below:

PRESENT: Mayor Chris Watts, and Councilman John Ryan.

ABSENT: Councilmen Don Duff

STAFF PRESENT: Mario Canizares, Assistant City Manager; Mark Nelson, Transportation Director; Trey Lansford, Deputy City Attorney; and Scott Gray, Airport Manager.

OTHERS PRESENT: Joseph Cox, Mathew Markham, Nicholas Rourke-Smith, Jonathan Spencer Esmonde, Nicholas Angeli, Steven Mahathirath, Salvador Gonzalez, Vishakna Prasad, Chase Deatrick, Tyler Forer, Glory Nwankwo, and Sophie Moncaleano.

1. REGULAR MEETING

A. CAC17-021

Receive a report, hold a discussion and make a recommendation to Denton City Council on a consent to Collateral Assignment of an Airport Lease between US Trinity Holdings, LLC, and Guaranty Bank; and providing an effective date.

Gray provided a recap of the lease assignment from US Trinity Holdings, LLC was approved by City Council on October 17, 2017. Following the lease approval, Guaranty Bank requested from the City a Collateral Assignment of Leases for securing financing for the acquisition. Airport staff received the Collateral Assignment after the lease transfer went through to City Council. Guaranty Bank worked with the legal department with a number of items the city would approve.

Mayor Watts made a motion to approve and recommend to City Council the Collateral Assignment of Leases. A second was made by Chair Ryan. Motion carried 2-0.

B. CAC17-022

Receive a report, hold a discussion and make a recommendation to Denton City Council on the Mark Hicks Transport, LLC lease and to consider an assignment to Polygon Enterprises, Inc.

Gray provided an update on the Mark Hicks Transport, LLC lease. The lease is a 40 year lease with 38 years remaining on the lease. Gray indicated that Mr. Hicks is selling this hangar to Polygon Enterprises to facilitate the construction of a larger facility on the Airport. Polygon Enterprises, Inc., currently operates one, corporate jet aircraft which is stored in a shared hangar environment

operated by U.S. Jet Center. The assignment enables Polygon Enterprise to store their aircraft in a private hangar facility.

Mayor Watts made a motion to approve and recommend to City Council the assignment of the lease to Polygon Enterprises, Inc. A second was made by Chair Ryan. The motion carried 2-0.

C. CAC17-02

Receive a report, hold a discussion and provide staff direction on an updated Airport Development Process.

Gray provided an update on the Airport Development Process. The Airport Development Guide was approved by City Council.

The Airport Development Guide:

- Tenant or developer will fill out an application; the application will be effective for 90 days;
- The developer will provide a conceptual plan and work with Development Services within the 90 process.
- A draft lease is provided within a 30 day period and a 60 day plan to take lease to City Council.

Chair Ryan stated, can Airport staff change these dates for an extended length of time. Gray stated, Airport staff would ask the tenant or developer to send something in writing for the extension.

Nelson stated, a fee structure will be provided at the next meeting with an ordinance.

Gray stated, staff would put a fee structure in place to make sure the developer is serious about building on Airport Property.

Mayor Watts asked whether the non-refundable fee, is the fee applied to their first lease payment; or is this a non-refundable fee. Gray stated the tenant's first lease payment begins when the tenant receives a building permit.

Mayor Watts stated, after looking at the steps, number one will need to be rewritten.

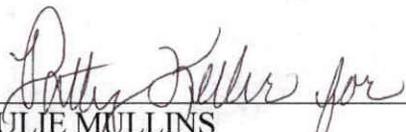
Nelson stated, staff will change 1, 2 and 3 to change the wording of the fees.

Mayor Watts made a motion to approve the Airport Development Process to City Council with the modifications. A second was made by Chair Ryan. The motion carried 2-0.

With no further business, the meeting was adjourned at 10:27 a.m.



JOHN RYAN
COMMITTEE CHAIRMAN
CITY OF DENTON, TEXAS



JULIE MULLINS
RECORDING SECRETARY