MINUTES
AIRPORT ADVISORY BOARD
November 13, 2024

After determining that a quorum was present, the Airport Advisory Board of the City of Denton, Texas convened in a Regular Meeting on Wednesday, November 13, 2024, at 3:00 p.m. in the Meeting Room at the Denton Enterprise Airport Terminal Building, 5000 Airport Road, Denton, Texas.

PRESENT: Chair Robert Tickner, Vice Chair Rick Woolfolk, Members Ed Ahrens, Ann Patterson, and Brownie Stonecipher.

ABSENT: Members David Smith and Davis Bird.

1. PLEDGE OF ALLEGIANCE

Members conducted the U.S. and Texas pledge of allegiance.

2. PRESENTATION FROM MEMBERS OF THE PUBLIC

None

3. ITEMS FOR CONSIDERATION

A. Consider approval of the minutes of October 9, 2024. (AAB24-040)

The item was presented, and discussion followed.

Vice Chair Woolfolk moved to approve the item as presented. Member Ahrens seconded the motion. Motion carried.

AYES (4): Chair Tickner, Vice Chair Woolfolk, and Members Ahrens, and Stonecipher
NAYS (0): NONE
ABSENT (3): Members Patterson, Bird, and Smith

B. Receive a report, hold a discussion, and provide recommendation to City Council regarding the approval of an Airport Master Land Lease Agreement and related Parcel Land Lease Agreements between the City of Denton, Texas and HC Aviation Property Holdings, Inc, at the Denton Enterprise Airport; authorizing the City Manager to execute the Airport Lease Agreement; and providing an effective date. (AAB24-043)

The item was presented, and discussion followed.

Chair Tickner requested the representative of HC Aviation Property Holdings, Inc, speak to the board regarding the development. The representative comments are noted on Exhibit A.

The public hearing was opened, and citizen comments received are noted on Exhibit A.

Vice Chair Woolfolk, in response to the citizen comment, requested Airport staff to reach out to the Economic Development Board to ensure City construction requirements are aligned.

Vice Chair Woolfolk moved to approve the item with a caveat that Airport staff bring forward an update to the Airport Leasing Policy. Member Stonecipher seconded the motion. Motion carried.

AYES (5): Chair Tickner, Vice Chair Woolfolk, and Members Ahrens, Patterson, and Stonecipher
NAYS (0): NONE
ABSENT (2): Members Bird and Smith

C. Receive a report, hold a discussion, and provide recommendation to City Council regarding the approval of Assignment of Airport Lease from First Financial Resources, Inc. to DSR-Cherokee 180, LLC covering property at 910 Aeronca Lane, Denton, Texas at the Denton Enterprise Airport; authorizing the City Manager to execute the Assignment of Airport Lease; and providing an effective date. (AAB24-044)

The item was presented, and discussion followed.

Chair Tickner requested the representative of DSR-Cherokee 180, LLC, speak to the board regarding the Land Lease Assignment. The representative comments are noted on Exhibit A.

Member Ahrens moved to approve the item as presented. Member Davis seconded the motion. Motion carried.

AYES (5): Chair Tickner, Vice Chair Woolfolk, and Members Ahrens, Patterson, and Stonecipher
NAYS (0): NONE
ABSENT (2): Members Bird and Smith

4. WORK SESSION

A. Receive a report and hold a discussion regarding airport rates and fees. (AAB24-045)

The items were presented, and discussion followed.

Vice Chair Woolfolk requested City staff research a past agreement made with the Airport Gas Well Revenues and the Denton Energy Center ("DEC").

Chair Tickner inquired if the if Gas Wells could be revitalized.

Vice Chair Woolfolk inquired if the consultant researched future technology changes and if other Municipally owned Airports are subsidized by general funds.

Member Ahrens inquired about additional funding sources, such as grants.

Vice Chair Woolfolk stated he would like to see additional information regarding how fees will be assessed.

Member Stonecipher stated the importance of public input.

There was no direction provided as the items were for presentation/discussion purposes only.

B. Staff Reports: (AAB24-041)

1. **Monthly Operations Report – November 2024**
2. **Monthly Construction Report – November 2024**
3. **Airport Advisory Board-City Council Airport Related Items Matrix – November 2024**

The items were presented, and discussion followed. There was no direction provided as the items were for presentation/discussion purposes only.

5. CONCLUDING ITEMS

The next scheduled Airport Advisory Board meeting is December 11, 2024, at 3:00 p.m.

With no further business, the meeting was adjourned at 4:47 p.m.

X Clyde R Woolfolk
~~Bob Tickner~~
~~Chairman~~
Clyde Woolfolk
Vice Chair

X
Leanne Alexander
Recording Secretary

MINUTES APPROVED ON: DEC. 11, 24