

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, March 13, 2025, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Kevin Griffin, Chair
Jennifer Chelwick, Vice Chair
Nanette Paghi
Morgan Whitehead
Pete Setian
Ricky Armstrong

Members Absent: Alex Smith

Others Present: Sharlette Wright, Airport Manager
Tammy Bowen, Airport Operations Assistant
Dustin Deel, Director of Administrative Services, City of Waxahachie
Clyde Melick, Assistant City Manager, City of Midlothian
Ross Weaver, Council Representative, City of Midlothian
Tres Atkins, Council Representative, City of Waxahachie
Billie Wallace, Mayor, City of Waxahachie

Call to Order: Chair Kevin Griffin called the meeting to order.

Invocation: Chair Kevin Griffin gave the invocation.

Public Comments:

Mr. John Bielamowicz, Airport Tenant, voiced his concerns with the concentration of air traffic at Mid-Way and the need for a control tower. He also expressed his disappointment that the Airport is not taking seriously its duty to keep the hangars in good repair and the fact that the Board is talking about increasing the hangar rents.

Congressman Jake Ellzey shared that he would like to see some things taken care of before a hangar rent increase. He mentioned that T-hangars are not going to revive the revenue. He feels that the rates should be commiserative with the services that they get. His hangar still leaks and would like it to be repaired. He would like NOTAMS and lights on the runway to work and to see the RAMP full every day with airplanes that are buying fuel. For safety reasons, he suggested giving cards to the tenants for the electric gates instead of using a four-digit code.

Paul Faurie, Arlington TX, introduced himself. He has been flying a paramotor at Mid-Way for the last two years. He heard that there was an issue, so he wanted to explain his operations. He wants everyone to be safe and feel safe.

CONSENT AGENDA:

- Minutes of Meeting Scheduled February 13, 2025
- Financial Report – Period Ending February 2025
- Operations Report –February 2025
- FBO Report on Fuel Sales – February 2025

Vice Chair Jennifer Chelwick made a motion to approve the Consent Agenda as presented; second by Ms. Nanette Paghi.
All Ayes.

REGULAR AGENDA:

Monthly Projects Report – February 2025: Ms. Wright gave a brief overview of the projects report.

- Conference Room & Pilot’s Lounge Upgrade – Painting and floor installation is complete. New Furniture has been placed.
- Self-Service Fuel Expansion – The Request for Proposals have come in and will be reviewed. Selection should be made by the end of March.
- Lease Updates – The lease updates are still being reviewed by the Attorney.
- Rates & Charges Review – This item was tabled last month for further discussion.

- Business Plan – The document submittal is complete. They hope to have a draft copy to us for review by the end of March.
- Security Cameras – We are still waiting for final documentation from one of the providers.
- Roof Coating – LBK Roofing will seal coat the Terminal and FBO hangar in April.

Chair Kevin Griffin questioned the order of repair (seal coating) for the other hangars. Ms. Wright explained that it will be determined by which is worse. Vice Chair Jennifer Chelwick asked if we are going to get hangars caulked for people that continue to have leaks. Ms. Wright explained that Mario already does this on a regular basis. We must be notified of when and where it is leaking and then Mario gets up on the roof to try to find the leak. Ms. Wright concluded that she would get with Mario to find out what he is doing to try to locate the leaks. Mr. Clyde Melick suggested coming up with a work order system to track complaints that come in and the responses.

- Pavement Project – We just received all the engineering plans. TxDOT will be going out for bid the end of March or the first part of April. The Construction phase should start this summer. Notifications will be sent out to the tenants before they begin, so they will understand the process. The schedule for TxDOT will have the runway closed for a week during construction, so another notification will be sent to the tenants before it begins. The Board stressed that the notifications will need to be sent out well in advance.

The Board expressed their concern about the runway being closed for a week. Ms. Wright shared that they are not willing to do it piecemeal because it takes too long. It will be faster for them to shut the runway down and knock it out in a week. Chair Kevin Griffin shared that he is not sure that he understands the way Ms. Wright is saying it would actually be the case with TxDOT. The Board needs to understand the schedule better. He explained that it is not typical of TxDOT to do it that way. Ms. Wright concluded that she does not want to shut the Airport down. She understands. She is just telling the Board that this is what she is up against currently with TxDOT. She will try to minimize the impact as much as possible.

Recommendations to Councils for Hangar Rate Increases:

Ms. Nanette Paghi shared that she has heard the comment two or three times that the tenants are expected to support the Airport. She does not believe that the Board has ever thought that. She does not think that the rent income will ever support the Airport, but believes that the rent income can play a role in being a financial partner with the Airport.

Mr. Pete Setian mentioned that the market study is full of holes. He noted that there was a market study in August 2022 and now all the sudden a market study done in 2024 shows that we should be 20% to 30% beyond where we are. The rest of the hangars in the metroplex have not increased like that.

Mr. Morgan Whitehead commented that he sees this as a reasonable intermediate solution. Down the road if we need to look at something again, we can maybe in that time land some new clients, some new tenants and get some more revenue in this field.

Vice Chair Jennifer Chelwick made a motion to submit to the City Councils the study suggested Rate Increases for Box Hangars and T-Hangars; second by Ms. Nanette Paghi. The vote was as follows: Ayes: Chair Kevin Griffin, Vice Chair Jennifer Chelwick, Ms. Nanette Paghi, Mr. Morgan Whitehead, Mr. Ricky Armstrong. Naes: Mr. Pete Setian. The motion carried.

Chair Kevin Griffin introduced the new Board Member, Mr. Ricky Armstrong. Mr. Armstrong shared that he is a long-time resident of Midlothian. He has been in the aviation industry for 40+ years. He has hangars all over the United States. He mentioned that if someone gives up one of the box hangars at Mid-Way, to put him on the list because this is the cheapest place in the Nation to get a box hangar. He looks forward to being a member of the Board.

Adjournment: There being no further business,

Mr. Ricky Armstrong moved to adjourn; second by Mr. Morgan Whitehead. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant

