MINUTES OF THE
CONCESSIONS/COMMERCIAL DEVELOPMENT COMMITTEE
Tuesday, July 10, 2012
2:00 p.m.

Convening of the Meeting – The Regular Meeting of the Concessions/Commercial Development Committee was duly convened and held in the Board Room of the Administration Building of the Dallas-Fort Worth International Airport Board at 2:00 p.m., on Tuesday, July 10, 2012, pursuant to earlier notification thereof to the members of the Board and public. The following quorum was present:

Lillie Biggins, Chair
Francisco Hernandez
Bernice Washington

Other Board Member in attendance:

Jeff Wentworth

Board staff in attendance:
Jeff Fegan, Ken Buchanan, Phil Ritter, Linda Valdez Thompson, Rob Darby, Elaine Rodriguez, Paul Tomme, Zenola Campbell, John Terrell, and Donna Schnell

CONCESSIONS/COMMERCIAL DEVELOPMENT COMMITTEE

54. The Minutes of the Concessions/Commercial Development Committee Meeting of June 5, 2012 were approved.

CLOSED SESSION

55. In accordance with the provisions of Section 551.071 of the Texas Government Code, a closed session was held for the purpose of seeking the Board's attorney's advice with respect to pending or contemplated litigation, a settlement offer, or other matters that are exempt from public disclosure under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas (Article X, Section 9 of the State Bar Rules), to wit:

    (a) Terminal A TGI Friday's Leasehold Acquisition

    And;

    In accordance with provisions of Section 551.072 of the Texas Government Code, a closed session was held relating to the purchase, exchange, lease, or value of real property if deliberations in an opening meeting would have a detrimental effect on the negotiating position of the Board, to wit:

    (b) Dart I-2 Compensation and Dart I-3

(c) North Airport Commercial Development Opportunities

(d) Coppell Inter-local Agreement

OPEN SESSION

Consent Items for Consideration

56. The Committee recommended to the Board to approve the 2012 Commercial Development Land Use Plan, updated from the 2007 Land Use Plan approved by Board Resolution 2007-06-159, dated June 7, 2007, and originally adopted as the 2001 Land Use Plan pursuant to Board Resolution 2001-02-78, dated February 1, 2001.

57. The Committee recommended to the Board to approve requests that the cities of Dallas and Fort Worth commence proceedings to acquire by Condemnation, if necessary, the leasehold Interest of TGIF Restaurant Joint Venture Lease 238280 with respect to the TGIF/DFW Restaurant located at Terminal A in the amount of $1,729,200, representing its Fair Market Value as determined by a certified appraiser and, therefore constitutes a bona fide offer required by Section 21.0113(a) and (b) (4) of the Texas Property Code.

58. The Committee recommended to the Board to approve Increase to Contract 8004138, Legal Services, with Economic Insight, Inc., in an amount not to exceed $50,000, for a new not to exceed amount of $315,000.

59. The Committee recommended to the Board to approve Increase to Contract 8004137, Professional Consulting Services, with WR Energy, LLC, in an amount not to exceed $50,000, for a new not to exceed amount of $95,000.

Action Items for Consideration

60. The Committee recommended to the Board to approve Lease Agreement with Cousin's Bar-B-Q, Terminal B, LLC, in Terminal B.

61. The Committee recommended to the Board to approve Lease Agreement with Dickey's Barbecue Restaurants, Inc. in Terminal C.

62. The Committee recommended to the Board to approve Lease Agreement with FGR New Ventures, LLC, to operate an Uno Due Go pizza location in Terminal E.

63. The Committee recommended to the Board to approve Lease Agreement with LaTrelle's DFW Joint Venture to operate a Subway in Terminal B.

64. The Committee recommended to the Board to approve Rental Car Lease Agreement with Silvercar, Inc.

Discussion Items

65. Concessions Update was presented by Zenola Campbell, VP Concessions.

66. Concessions Sales Update was presented by Zenola Campbell, VP Concessions.

67. Permits issued by Concessions were distributed to the Board.