

**Dallas Fort Worth International Airport
Public Facility Improvement Corporation
Tuesday, July 29, 2025
9:00 AM**

AGENDA

1. Call to Order
2. Approve Minutes of the Public Facilities Improvement Corporation Board Meeting of April 2, 2025

Discussion Items

3. Grand Hyatt DFW - John Brookby
4. Hyatt Place DFW - John Brookby
5. DFW Rental Car Center - Zenola Campbell
6. PFIC Budget Recap - Ron Traw

Action Items

7. Approve the Hotel Management Agreement Renewal Term for Hyatt Place DFW International Airport.
8. Approve the Hotel Asset Management Agreement Renewal Term for Woodbine.
9. Approve the attached FY 2026 Public Facility Improvement Corporation (PFIC) Budgets and Business Plans, and that the CEO or his designee may forward the FY26 PFIC Budget to the DFW Airport Board to request approval.

Adjournment

10. The next meeting will be announced.
11. Adjourn

**Dallas Fort Worth International Airport
Public Facility Improvement Corporation Board of Directors
Official Board Action / Resolution**

Date: July 29, 2025

Resolution No.:

Subject: Hotel Management Renewal for Hyatt Place

Department: Finance

Amount: \$11,253,240

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT PUBLIC FACILITY
IMPROVEMENT CORPORATION BOARD OF DIRECTORS:**

Approve the Hotel Management Agreement Renewal Term for Hyatt Place DFW International Airport.

BACKGROUND:

- Hyatt Corporation (Hyatt) is the Manager of the HPDFW under the terms of the current Hotel Management Agreement (HMA)
- The HMA contains an Initial Term of five years and two five-year and one, two-year Renewal Terms. The initial term expires on January 26, 2026.
- The Public Facility Improvement Corporation's (PFIC) consultant HVS Consulting & Valuation prepared a five-year Gross Revenue report which is the basis of the Management Fee for this Renewal Term.
- It is recommended that the HMA Renewal Term be approved and the President of the PFIC Board be authorized to execute the HMA Renewal Term amendment on behalf of the PFIC Board.
- The contract value for the five-year Renewal Term is not to exceed \$2.8M based on 4% of the Gross Revenue projection of \$40.3M.
- This action will provide for the continued operation of the HPDFW through January 26, 2031.

Attachments: None

SIGNATURES REQUIRED FOR APPROVAL:

President

Secretary

Date Signed

Date Signed

**Dallas Fort Worth International Airport
Public Facility Improvement Corporation Board of Directors
Official Board Action / Resolution**

Date: July 29, 2025

Resolution No.:

Subject: Hotel Asset Management Renewal for Woodbine

Department: Finance

Amount: \$302,454

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT PUBLIC FACILITY
IMPROVEMENT CORPORATION BOARD OF DIRECTORS:**

Approve the Hotel Asset Management Agreement Renewal Term for Woodbine.

BACKGROUND:

- Woodbine Development I, Ltd. (Woodbine) is the DFW's Hotel Asset Manager for the Hyatt Place DFW Hotel.
- The agreement contains an Initial Term of five years and two five-year and one, two-year Renewal Terms. The first five-year renewal term expires on January 26, 2026.
- The Public Facility Improvement Corporation's (PFIC) consultant HVS Consulting & Valuation prepared a five-year Gross Revenue report which is the basis of the Management Fee for this Renewal Term.
- It is recommended that the Renewal Term be approved and the President of the PFIC Board be authorized to execute the Renewal Term amendment on behalf of the PFIC Board.
- The contract value for the five-year Renewal Term is not to exceed \$302,454 based on 0.75% of the Gross Revenue projection of \$40.3M.
- This action will provide for continued asset management through January 26, 2031.

Attachments: None

SIGNATURES REQUIRED FOR APPROVAL:

President

Secretary

Date Signed

Date Signed

**Dallas Fort Worth International Airport
Public Facility Improvement Corporation Board of Directors
Official Board Action / Resolution**

Date: July 29, 2025

Resolution No.:

Subject: Approve the FY 2026 Public Facility Improvement Corporation (PFIC) Budgets and Business Plans

Department: Finance

Amount:

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT PUBLIC FACILITY IMPROVEMENT CORPORATION BOARD OF DIRECTORS:

Approve the attached FY 2026 Public Facility Improvement Corporation (PFIC) Budgets and Business Plans, and that the CEO or his designee may forward the FY26 PFIC Budget to the DFW Airport Board to request approval.

BACKGROUND:

- The PFIC Bylaws require the PFIC Board and the DFW Airport Board to approve the annual PFIC budget.
- The PFIC budget includes the revenues, operating expenditures, and capital expenditures of the PFIC business units.
- The hotel management agreements with the Hyatt Corporation require the PFIC Board to approve the Grand Hyatt and Hyatt Place business plans.
- The business plans for the Hotels and the Rental Car Center are included as separate briefing items to this PFIC Board meeting.
- There is no change recommended to the rental car center Per Diem (Daily Access Fee) rate in FY26.

Attachments: PFIC FY26 Budget - 072125

SIGNATURES REQUIRED FOR APPROVAL:

President

Secretary

Date Signed

Date Signed

Grand Hyatt Revenues and Expenditures
FY25 Outlook vs. FY25 Budget

	FY24A	FY25B	FY25OL	FY25OL vs FY25B Increase/(Decrease)	
Occupancy (%)	80.9	73.6	75.6	2.0	2.7%
Average Room Rate	308.53	306.93	307.51	0.58	0.2%
RevPar	249.73	226.05	232.34	6.29	2.8%
(\$ in 000s)					
Revenue					
Rooms	\$27,238	\$24,587	\$25,272	\$685	2.8%
Food and Beverage	19,045	18,823	16,588	(2,235)	(11.9%)
Other	1,176	921	937	16	1.7%
Total Revenue	47,459	44,331	\$42,797	(1,534)	(3.5%)
Operating Expenses	24,293	23,050	23,046	(4)	(0.0%)
GOP	23,166	21,281	19,751	(1,530)	(7.2%)
Non-Operating	(2,564)	(2,685)	(2,679)	6	(0.2%)
Revenue to Owner	20,602	18,596	17,072	(1,524)	(8.2%)
Expenses - DFW	(727)	(115)	(600)	(485)	421.7%
Less Debt Service	5,115	5,115	5,115	-	0.0%
Net Revenues	\$14,760	\$13,366	\$11,357	(\$2,009)	(15.0%)

Grand Hyatt Revenues and Expenditures
FY26 Budget vs. FY25 Outlook

	FY24A	FY25OL	FY26B	FY26B vs FY25OL Increase/(Decrease)	
Occupancy (%)	80.9	75.6	75.8	0.2	0.3%
Average Daily Rate	308.53	307.51	318.06	10.55	3.4%
RevPar	249.73	232.34	241.16	8.82	3.8%
(\$ in 000s)					
Revenue					
Rooms	\$27,238	\$25,272	\$27,350	\$2,078	8.2%
Food and Beverage	19,045	16,588	15,950	(638)	(3.8%)
Other	1,176	937	929	(8)	(0.9%)
Total Revenue	47,459	\$42,797	\$44,229	1,432	3.3%
Operating Expenses	24,293	23,046	23,858	812	3.5%
GOP	23,166	19,751	20,371	620	3.1%
Non-Operating	(2,564)	(2,679)	(2,813)	(134)	5.0%
Revenue to Owner	20,602	17,072	17,558	486	2.8%
Expenses - DFW	(727)	(600)	(398)	202	(33.7%)
Less Debt Service	5,115	5,115	5,115	-	0.0%
Net Revenues	\$14,760	\$11,357	\$12,045	\$688	6.1%

Grand Hyatt FY26 Capital Projects

Project	Amount 000s
Rooms	\$ 160
Technology	145
Engineering	139
Other Equipment	126
Food and Beverage	25
Total	<u>\$ 595</u>

Hyatt Place Revenues and Expenditures
FY25 Outlook vs. FY25 Budget

	FY24A	FY25B	FY25OL	FY25OL vs FY25B Increase/(Decrease)	
Occupancy (%)	87.4	85.0	88.5	3.5	4.1%
Average Daily Rate	154.85	157.90	158.85	0.95	0.6%
RevPar	135.37	134.19	140.56	6.37	4.7%
<u>P&L (\$ in 000s)</u>					
Revenue					
Rooms	\$6,788	\$6,710	\$7,029	\$319	4.8%
Food and Beverage	609	687	644	(43)	(6.3%)
Other	81	99	89	(10)	(10.1%)
Total Revenues	7,478	7,496	\$7,762	266	3.5%
Operating Expenses	4,295	4,245	4,468	223	5.3%
GOP	3,183	3,251	3,294	43	1.3%
Non-Operating	(634)	(665)	(715)	(50)	7.5%
Revenue to Owner	2,549	2,586	2,579	(7)	(0.3%)
Expenses - DFW	(427)	(61)	(220)	(159)	260.7%
Less Debt Service	98	60	60	-	0.0%
Net Revenues	\$2,024	\$2,465	\$2,299	(\$166)	(6.7%)

Hyatt Place Revenues and Expenditures
FY26 Budget vs. FY25 Outlook

	FY24A	FY25OL	FY26B	FY26B vs FY25OL Increase/(Decrease)	
Occupancy (%)	87.4	88.5	86.9	(1.6)	(1.8%)
Average Daily Rate	154.85	158.85	161.83	2.98	1.9%
RevPar	135.37	140.56	140.64	0.08	0.1%
<u>P&L (\$ in 000s)</u>					
Revenue					
Rooms	\$6,788	\$7,029	\$7,033	\$4	0.1%
Food and Beverage	609	644	632	(12)	(1.9%)
Other	81	89	93	4	4.5%
Total Revenues	7,478	\$7,762	\$7,758	(4)	(0.1%)
Operating Expenses	4,295	4,468	4,434	(34)	(0.8%)
GOP	3,183	3,294	3,324	30	0.9%
Non-Operating	(634)	(715)	(779)	(64)	9.0%
Revenue to Owner	2,549	2,579	2,545	(34)	(1.3%)
Expenses - DFW	(427)	(220)	(310)	(90)	40.7%
Less Debt Service	98	60	60	-	0.0%
Net Revenues	\$2,024	\$2,299	\$2,175	(\$34)	(1.5%)

Hyatt Place FY26 Capital Projects

Project	Amount 000s
Engineering	\$ 48
Rooms	24
IT	12
Total	<u>\$ 84</u>

Campus West Revenues and Expenditures
FY25 Outlook vs. FY25 Budget

	FY24A	FY25B	FY25OL	FY25OL vs FY25B Increase/(Decrease)	
Facility Rent	\$5,907	\$6,066	\$6,066	\$ -	0.0%
Expenses					
Ground Rent to DFW	2,707	2,839	2,839	-	0.0%
Building Operating Costs	653	991	575	(416)	(42.0%)
Total Expenses	3,360	3,830	3,414	(416)	(10.9%)
Net Revenues	\$2,547	\$2,236	\$2,652	\$416	18.6%

Campus West Revenues and Expenditures
FY26 Budget vs. FY25OL

	FY24A	FY25OL	FY26B	FY26B vs FY25OL Increase/(Decrease)	
Facility Rent	\$5,907	\$6,066	\$1,640 ⁽¹⁾	(\$4,426)	(73.0%)
Expenses					
Ground Rent to DFW	2,707	2,839	2,879	40	1.4%
Facilities, Utilities, Support	653	575	2,000	1,425	247.7%
Marketing	-	-	150	150	100.0%
Total Expenses	3,360	3,414	5,029	1,615	47.3%
Net Revenues	\$2,547	\$2,652	(\$3,389)	(\$6,041)	(227.8%)

⁽¹⁾ Three months. Thryv exits 12/31/25.

RAC Revenues and Expenditures
FY25 Outlook vs. FY25 Budget

	FY24A	FY25B	FY25OL	FY25OL vs FY25B	
				Increase/(Decrease)	
Transaction days	5,950	6,076	6,063	(13)	(0.2%)
Revenue					
Daily Fees ⁽¹⁾	\$38,673	\$39,491	\$42,497	\$3,006	7.6%
Turo	1,408 ⁽²⁾	-	660	660	0.0%
Total Revenues	40,081	39,491	43,157	3,666	9.3%
Expenses					
Bus Transportation Costs	15,168	15,873	14,974	(899)	(5.7%)
Fueling	366	770	716	(54)	(7.0%)
Other expenses	192	524	250	(274)	(52.3%)
Total Expenses	15,726	17,167	15,940	(1,227)	(7.1%)
Net Revenues	<u>\$24,355</u>	<u>\$22,324</u>	<u>\$27,217</u>	<u>\$4,893</u>	<u>21.9%</u>

⁽¹⁾ Daily fees increased from \$6.50 to \$7.50 per day in March 2025.

⁽²⁾ One-time settlement of \$1.3 million received from Turo in July 2024.

RAC Revenues and Expenditures
FY26B vs. FY25OL

	FY24A	FY25OL	FY26B	FY26B vs FY25OL	
				Increase/(Decrease)	
Transaction days	5,950	6,063	6,159	96	1.6%
Revenue					
Daily Fees ⁽¹⁾	\$38,673	\$42,497	\$46,197	\$3,700	8.7%
Turo	1,408 ⁽²⁾	660	670	10	1.5%
Total Revenues	40,081	43,157	46,867	3,710	8.6%
Expenses					
Bus Transportation Costs	15,168	14,974	16,098	1,124	7.5%
Fueling	366	716	1,127	411	57.4%
Other expenses	192	250	360	110	44.0%
Total Expenses	15,726	15,940	17,585	1,645	10.3%
Net Revenues	<u>\$24,355</u>	<u>\$27,217</u>	<u>\$29,282</u>	<u>\$2,065</u>	<u>7.6%</u>

⁽¹⁾ Daily fees increased from \$6.50 to \$7.50 per day in March 2025.

RAC FY26 Capital Projects

Project	Amount 000s
CNG Bus Purchase (28)	\$ 27,048
Electric Bus Purchase (8)	14,564
Bus Roads & Bridge Rehab	1,774
Garage Reallocation	1,000
RAC Facilities	500
Bus Maintenance Equipment	295
Exterior Column Lighting	400
Flight Information Display (FIDS)	142
Peer-to-Peer Surface Lot	68
Total	\$ 45,791

PFIC Revenues and Expenditures
FY25 Outlook vs. FY25 Budget

In Thousands	FY24A	FY25B	FY25OL	FY25OL vs FY25B Increase/(Decrease)	
Revenues					
Grand Hyatt	\$47,459	\$44,331	\$42,797	(\$1,534)	(3.5%)
Hyatt Place	7,478	7,496	7,762	266	3.5%
PFIC RAC	40,081	39,491	43,157	3,666	9.3%
Campus West	5,907	6,066	6,066	-	0.0%
Interest Income	14,335	9,115	12,898	3,783	41.5%
Total Revenues	115,260	106,499	112,680	6,181	5.8%
Expenditures					
Grand Hyatt	27,584	25,850	26,325	475	1.8%
Hyatt Place	5,356	4,971	5,403	432	8.7%
PFIC RAC	15,726	17,167	15,940	(1,227)	(7.1%)
Campus West	3,360	3,830	3,414	(416)	(10.9%)
Total Expenditures	52,026	51,818	51,082	(736)	(1.4%)
Net Revenues Before Debt Service	\$63,234	\$54,681	\$61,598	\$6,917	12.6%
Debt Service	5,213	5,175	5,175	-	0.0%
Net Revenues	\$58,021	\$49,506	\$56,423	\$6,917	14.0%

PFIC Revenues and Expenditures
FY26 Budget vs. FY25 Outlook

In Thousands	FY24A	FY25OL	FY26B	FY26B vs FY25OL Increase/(Decrease)	
Revenues					
Grand Hyatt	\$47,459	\$42,797	\$44,229	\$1,432	3.3%
Hyatt Place	7,478	7,762	7,758	(4)	(0.1%)
RAC	40,081	43,157	46,867	3,710	8.6%
Campus West	5,907	6,066	1,640	(4,426)	(73.0%)
Interest Income	14,335	12,898	11,532	(1,366)	(10.6%)
Total Revenues	115,260	112,680	112,026	(654)	(0.6%)
Expenses					
Grand Hyatt	27,584	26,325	27,069	744	2.8%
Hyatt Place	5,356	5,403	5,523	120	2.2%
RAC	15,726	15,940	17,585	1,645	10.3%
Campus West	3,360	3,414	5,029	1,615	47.3%
Total Expenses	52,026	51,082	55,205	4,123	8.1%
Net Revenues Before Debt Service	\$63,234	\$61,598	\$56,821	(\$4,777)	(7.8%)
Debt Service	5,213	5,175	5,175	-	0.0%
Net Revenues	\$58,021	\$56,423	\$51,646	(\$4,777)	(8.5%)

PFIC Budget - FY2026 - For Board Approval
(in Thousands)

	Grand Hyatt	Hyatt Place	RAC	Campus West	Total
Revenues	\$ 44,229	\$ 7,758	\$ 46,867	\$ 1,640	\$ 100,494
Less Expenditures					
Operating Expenses	27,069	5,523	17,585	5,029	55,205
Debt Service	5,115	60	-	-	5,175
Total Expenditures	32,184	5,583	17,585	5,029	60,380
Net Revenues before Investment Income	12,045	2,175	29,282	(3,389)	40,114
Investment Income	-	-	-	-	11,532
Total Net Revenues	12,045	2,175	29,282	(3,389)	51,646
Capital Expenditures ⁽¹⁾	\$ 595	\$ 84	\$ 45,791	\$ -	\$ 46,470

⁽¹⁾ Hyatt House approved for construction in April 2025, Total budget \$51.0 million.