

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING - NOVEMBER 5, 2015 - 9:00 A.M.

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1. Call to Order

Chair Andrews read the meeting change notice into the record.

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2. Invocation

Commissioner Herston gave the invocation.

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3. Pledge of Allegiance

4. Roll Call

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Present: Chair Andrews; Commissioners Coppola, Hancik, Herston and Seay; Executive Director Quill; Attorney Garrard; Assistant Executive Director Parish; Mrs. Cauley; Ms. Desguin; Mr. Laroche; Mr. Mallard and Mrs. Smith. **Others present:** Jim Kaletta, Ned Rose, Brigham Newman, Commissioner Doherty; Councilwoman Prafke, Gary Bayne, Alan Boynton, Sonya Unger, Mike Hirsh, Vic Poitrias, Bob Harrington, Jim Deutsch, Carl Parsons, Dave Goode, Kelly Rubino, Bob Mauti, Wampus Wagner, Bobby Lamoreaux, Bobby Kuykendall other people from the private sector and a member of the press.

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5. Additions and/or Deletions to the Agenda

Commissioner Herston asked that Committee Assignments be added because the MPO needs to know who will be appointed by their December meeting.

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6. Citizen's Input

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Bobby Lamoreaux - Commented that Mr. Fitch asked him to represent him. He reported that Mr. Fitch was granted full judgement on the contract. He commented that Mr. Fitch would like to know about the collateral that is at the speedway and how the Authority would like to go forward with it. He suggested getting together with Mr. Quill to discuss it. Mr. Quill commented that the Speedway is on the agenda under Old Business. Commissioner Herston asked about the lien issue. Mr. Lamoreaux commented that in the contract between Mr. Fitch and Mr. Haase for the investment that he put in there and Mr. Fitch got awarded a full judgement yesterday of the \$90,000.00 and the collateral and everything that was stated in the contract. Commissioner Herston stated that there is a judgement out there against Mr. Haase. Mr. Lamoreaux commented that he has forty five days to answer. Commissioner Seay asked if anyone knew where Mr. Haase is. Mr. Lamoreaux commented that someone saw him at Beef O'Brady's about a week ago. He commented on the business plan that he submitted and have added other people on the board.

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Bobby Kuykendall - Commented that he has been involved in the Speedway and a lot of people in the county believe in the racetrack and are willing to do whatever it takes to help the Authority make the proper decision with the next tenant.

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7. Consent Agenda

Commissioner Hancik asked that the Lease on Building 115 be pulled for further discussion. **Commissioner Seay made the motion to approve the Consent Agenda with that change. Commissioner Herston seconded. Motion passed unanimously.**

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8. Secretary/Treasurer's Report

Mr. Quill reported that the month of September the Profit and Loss Statement came in at a loss but for the year there was a gain. He commented that this was the best year ever. He commented on the Accounts Receivable and that he has spoken with Gulf Machine Works and they anticipate getting current around Christmas time. He commented that on Three Palms Speedway the Authority has deposits to cover most of that.

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9. Committee Reports

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a) **Land Use** - Commissioner Herston reported that on the governmental side, other than the modification to the land development regulations, there is not a whole lot of action. He reported on the private side that it is brisk and a lot of pressure out there to perform.

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b) **Economic Development** - Chair Andrews reported that each month he receives a report from Southwest Regional Economic Indicator from the Florida Gulf Coast University College of Business and went over the report.

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c) **Personnel** - Commissioner Coppola presented Sonya Unger with a ten years of service plaque.

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d) **Public Relations and Special Events** - Commissioner Coppola reported that she attended the Women's Forum, the young republicans and Cheney Brothers Grand Opening. She reported that the Vietnam Memorial Wall ground breaking will be November 11th. She commented on the Wreaths Across America program and will be placing wreaths and having a ceremony at the cemetery in Sarasota. Chair Andrews commented that Cheney Brothers is now operating and is projecting a total of 900 jobs. Commissioner Coppola commented that with Airport Authority giving Cheney access to their property contributed to getting them to Charlotte County. Chair Andrews commented that the CAP helps with laying the wreaths.

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e) **Governmental Liaison** - Commissioner Seay commented that she had a very positive meeting with Western Michigan University and they have signed on the dotted line. She reported that the master plan is to be here with classes in full operation by fall of 2017. She commented that they are in the process of getting their application to the

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5 Department of Education seeking approval for classes in Punta Gorda. She explained that they already have classes in the State of Florida and are expecting the process to go smoothly. She commented that there will be aviation programs here from one of the finest aviation colleges in the country. She commented that there will be increased operations, more pilots and a maintenance program. She reported that she has been in touch with the Authority's lobbyist and there is a lot of things going on in Tallahassee. She commented that so far there is nothing that directly effects the Authority.

- 10 f) **Metropolitan Planning Organization** - Commissioner Herston reported that he attended the MPOAC meeting last week. He commented that Mr. Herrington is on numerous committees and plays a vital role. He commented that the new Executive Director has been appointed and commented on the items that were discussed.
- 15 g) **Aviation Activities Report** - Commissioner Hancik reported on the fuel slides and that airline fuel gallons are up. He commented that all of the hangars are being occupied and a waiting list has been started. He commented that operations are up. He commented on the new flights that were started.

20 10. Attorney's Report

- 25 a) **Three Palms Speedway** - Attorney Garrard explained that he filed a suit for possession in an eviction action. He commented that there are deposits on file and that the few thousand dollars they still owe will be hard to collect because the LLC has no assets. He commented that his position on Mr. Fitch's claim is that because Mr. Haase has been evicted there is no lease and Mr. Fitch says he has security from the lease but there is no lease. He commented that Mr. Fitch says he has security interest on the assets that Three Palms owned and he does not think Mr. Fitch has a right to go on the property. He commented that the Authority will have a landlord's lien on what is owed and that would take priority over Mr. Fitch's lien. Commissioner Coppola asked if the Authority should post no trespassing signs. Chair Andrews said it is locked up and posted. Commissioner Coppola asked about the truck. Mr. Parish commented that there is still a truck there and some other items. He commented that the Authority is working with businesses that had equipment in there and are escorting them in to get their property. Commissioner Seay opined that the racetrack is a valuable piece of property and the track is in good operating order. She asked when the Authority can lease the property again. Attorney Garrard commented there is the Fitch case. Commissioner Herston asked if Mr. Fitch was a contractor. Commissioner Seay commented that he installed the fence and loaned Mr. Haase money for purchase of grandstands. Commissioner Herston asked if there has to be a notice to owner. Attorney Garrard explained that Mr. Fitch did not get the Landlords consent so the Authority is not bound by Mr. Fitch's deal with Three Palms. Commissioner Seay asked if there were any assets left on the property that would be included in Mr. Fitch's claim. Attorney Garrard explained it could be included after the Authority gets what they are owed. Commissioner Seay commented that the Authority gave Mr. Haase a reprieve of sorts for several months free rent for the sole purpose of getting the speedway up and running which included the installation of grandstands. She commented that they did not complete that portion
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of the agreement. She opined that they owe the Authority the nine months free rent because they did not live up to their agreement. She commented that it may be a waste of the Authority's time to go after them but if they have some assets somewhere the Authority could pursue that. Chair Andrews commented on the cost of pursuing that and questioned if it would be worth it. Commissioner Herston asked if the Authority has the right to lease the speedway to someone else with the legal stuff going on. He asked is the Authority obligated to put it out for bid, and why doesn't the Authority put out a for rent sign.

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11. Executive Director's Report

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- a) **Development Update** - Mr. Parish reported that the contractor is about a week away from putting down the terrazzo floor in the old facility. He commented that it looks like the work is on schedule for an opening in March. He reported that the chairs are here and ready. He reported that there was a pre-construction meeting on taxiway "Alpha" that the Authority received a grant for a few months ago. He commented that the Notice to Proceed has been issued and work will start right after the Christmas rush. He reported that the car wash facility has a Certificate of Occupancy, and the parking lot expansion plan is being worked on. He commented that it is a little over budget because the first phase has the entrance and exit lanes and all of the technology has to be in place. He commented that they hope to make it up in phase two and three. He commented that staff met with FDOT and they are willing to fund the extra work. He reported that the ILS is up and running, and there were some problems with the VOR that have been resolved and will have a flight check on that. He explained that the airport will have a full ILS procedure back. He reported that the Authority is working closely with Western Michigan on the Master Plan for their site. He commented that a few months ago a study was presented showing three locations for the FBO and the engineers and consultants ranked them and chose the northern site which is also where Western Michigan will be located. He commented that the Authority met with them and laid out some options. He commented that they provided some building layouts and are putting them on the plan. He explained that Florida Southwestern may have some sister locations here. He commented that the FBO will be in the middle of it and the potential restaurant that will be integrated into the FBO or a separate building. He commented that there is the potential for 500 students and moving the majority of the general aviation activities to the north side of the airport a restaurant could thrive in that location. He commented that the meeting is next week with County engineers, their planning staff and the economic development staff with the potential of getting funds from the state to extend Challenger Road to Piper Road and that would give direct access. He commented that the FDOT has been bending over backwards to support the Authority. He explained that the airport is one of two non-SIS, Strategic Intermodal System, airports in the state and do not qualify for a big chunk of money that goes to SIS airports, and the FDOT understands that the Authority should be included and are trying to help the Authority get as much money as possible. He suggested if you see anyone from District One to thank them. Mr. Quill commented that he would like to thank FDOT also. He explained that they are going to help with Western Michigan. He

commented that he also met with Lucienne Pears, Economic Development Office, to work on coordinating Western Michigan. He reported that he would like the Authority to send a letter to the Board of Trustees endorsing their application to be sent to the Department of Education. There were no objections.

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- b) **Misc. Items** - Mr. Quill reported that Raven Air Island Hoppers is proposing to operate out of the FBO starting January 15th with flights to Key West. He explained they have a small aircraft that will operate Monday, Friday and Sunday. He commented that they are a 135 operation. Commissioner Coppola asked if it was three times a week just to Key West. Mr. Quill commented that it was. Commissioner Hancik asked if they were leasing space in the general aviation facility. Mr. Quill explained that right now it will be a 135 operation like Flex Jets with flights in and out and not a lot of time on the ground. Commissioner Coppola asked if it is Raven Air. Mr. Quill replied it is Raven Air Island Hoppers. He reported that the Tenant's Appreciation BBQ will be November 10th. He reported that a Tuesday in late February or early March staff is proposing the grand opening of the terminal but will firm up the date. He commented that staff had proposed using one company for taxi service. He explained that most of the taxi issues have gone away and are proposing another year as status quo. He reported that there are two parades coming up. Mr. Parish explained that the float has been stored inside a T-hangar and the T-hangars are now full and there is no space in maintenance to store the float. He commented that it is going to be outside and will start to deteriorate fast. Commissioner Herston suggested putting up a temporary structure. Mr. Parish is looking at an aluminum type Quonset structure. He explained that maintenance was housed in a larger facility than they are now and because there was spare hangars the Authority utilized them for storage space for numerous items. He commented that most of building next to the administration building is being used to store equipment for the terminal expansion project and soon as that is gone staff will put in there what they can. Commissioner Coppola suggested that the banners be printed for the parades. Mr. Parish explained that the plotter is not working. Commissioner Coppola opined that it is a great advertising opportunity. Commissioner Hancik commented that he has had several people call him wanting to know about the wall that was built at the restaurant. Mr. Parish explained that behind the wall is the bag belt make-up and the TSA wanted something solid. He commented that when the Authority was looking at expanding the terminal most of the options was to demolish the restaurant. He commented because that was not the direction the Authority wanted to go at the time it was decided to move the bag make-up on the ramp which takes up valuable ramp space. He explained after looking at the options it was decided that the wall would be the best solution. He commented that the Board approved a Master Plan showing the restaurant on the north side of the airport. Commissioner Hancik asked if bag make-up will be outside. Mr. Parish replied yes. Commissioner Hancik opined it would be a good place for a mural. Commissioner Coppola suggested lattice work with flowers. Commissioner Hancik asked if there is access to the old fence that the public could go up to and theoretically someone could push something through the fence. Mr. Parish commented that there is still access on the right hand side of the restaurant and one of their dining rooms there are windows to look out at the area. Commissioner Coppola commented that they can move to a nicer location. Mr. Parish explained that the Board approved the plans to

5 move the FBO and a café. Commissioner Herston asked when was the restaurant notified of the wall situation. Mr. Parish commented that it was prior to construction. Commissioner Herston asked if the Authority had their concurrence. Mr. Quill commented that it was something the Authority had to do by not taking the restaurant. He commented that you can see out of the window in the other dining room and the fence to the right will be slated for security reasons. Commissioner Herston suggested having a couple of big screen TV's with shots of the runways inside the restaurant. Mr. Parish commented that the restaurant has not been receptive to the Authority putting any camera monitoring system in there including a PA system. Commissioner Hancik commented that the real solution way back when would have been to incorporate the restaurant into the terminal and tear it out for the space. Mr. Parish commented that was looked at in the original design of the terminal expansion. Commissioner Hancik commented that he is sure there are reasons why. Mr. Parish commented that the Authority had to decide where the FBO was going to go. He commented restaurants at GA airports are difficult to keep operational. He commented that the Authority provides most of the maintenance for the restaurant facility and it's a breakeven for the airport. He commented for the Authority to look at building a new restaurant it will have to be an end user that will put the facility together. He commented that the Authority can't continue with a lease that the Authority has when the facility would cost upwards of three hundred to four hundred dollars a square foot to construct. He commented that it would have been easier on development to tear it down and build covered bag make-up under an open area. He commented that two and half years ago he did not think that was an option. Commissioner Coppola suggested using hurricane proof glass. Mr. Parish commented that staff could have looked at a lot of options but the ultimate solution for the restaurant is relocation. Commissioner Seay suggested putting up a sign that says the Authority is aware and sorry about the wall but there is nothing the Authority can do about it. She commented that murals are expensive and don't know the time frame that it will be there. There was discussion on plants etc. Commissioner Coppola suggested fixing the ground of the area she looked at. Mr. Parish explained that the wall will be at the end of the ramp pavement and the baggage make-up will be right behind that. Commissioner Herston asked if there is a site plan on the new location for the restaurant on the north side. Mr. Parish commented that it was approved when the Board approved the FBO location study. Chair Andrews asked if the restaurant and FBO are in one building. Mr. Parish explained that right now they are in separate buildings because the Authority does not know the timing on the two. He commented that the restaurant has a lease for a couple more years. He commented that staff met with the FDOT and the Authority has a Joint Participation Agreement (JPA) for the design of the FBO and the monies for that are next year. He explained it is a \$2.5 million 50/50 grant and are working with a combination of users of the airport. He commented that \$1.2 million will be from FDOT and \$1.2 from the Authority or another entity on the airport. He commented that the Authority is using entitlement money from the FAA for the ramp and taxiway improvements for access to that area which will also access the Western Michigan area. He commented that there is \$2.3 million in entitlements based on passenger numbers from the previous year and the money will be used for the Master Plan and improvements to the GA ramp. He commented that the GA ramp is eligible but a low priority with the FAA. He

commented that if the Authority was going after discretionary money the Authority would not get it. He explained because the Authority has passenger entitlements the Authority has the ability to use the money that they are entitled to. He commented that after the improvements are made there may be the opportunity to shell out a restaurant and see who would be interested in running a restaurant. Commissioner Coppola asked if the Authority would be building a restaurant for someone else or finding a restaurant person to build it. Mr. Quill commented that it would be very hard to build at three to four hundred a square foot. He commented that eventually there will be the students and general aviation people there. He commented that he talked with Mrs. Gallagher and she stated that without the passenger traffic it would be very hard to make a go of it. Commissioner Herston commented that the three to four hundred dollars is a very high figure. Mr. Parish explained it would include fire suppression and everything that is required for a restaurant. He commented that it would be wonderful if the Authority got a restaurateur that would want to come in and build and maintain a restaurant. He commented that the Airport does not have the vehicle traffic to get a large fast food chain. He commented that when the industrial park is sold out and there are five hundred students things may change. He opined that to entice a restaurant the Authority will have to put money into it. He commented that Western Michigan may want that type of support from the Authority. He commented on the general aviation community wanting the restaurant opened after the storm and a restaurant is important to the GA community and the community. He explained that is the reason why the decision was made not to tear it down.

12. Old Business

a) **Executive Director's Annual Evaluation** - Commissioner Coppola reported that the Commissioner's averages are 4.38 which makes Mr. Quill above average. Commissioner Hancik commented that he has only been on the Authority Board for one year and has not had the ability to work with Mr. Quill for a long period of time and the other Board members have worked with Mr. Quill longer. He commented that he has a copy of Mr. Quill's job description and had difficulty in using the evaluation form compared to the job description. Commissioner Seay commented that based on the evaluation the Board looks at the possibility of a raise, bonus or nothing for the Executive Director. She commented that in the past the Board has asked the Chairman to sit down with the Executive Director to discuss options. She commented on the progress of the airport and opined that she would like to see a raise or a bonus. Commissioner Hancik commented that when the Authority updated their classifications of pay in the Personnel Manual he did not think that was done for the number one and number two positions. He suggested that something like that be done and to get an average of the ranges. Commissioner Seay commented that has been done before and opined that it would be good to update to see what it is at comparable airports around. Commissioner Herston commented that maybe Mr. Quill is comfortable where he is at and if the Board agrees to an increase he suggested dividing it up between staff. He commented that Mr. Quill has great support from his staff. There was discussion on staff receiving a raise during the budget process. Commissioner Seay commented that there was consensus for HR to get a market analysis of comparable

airports for the Chairman to discuss with Mr. Quill and bring back to the next meeting. Commissioner Hancik suggested bringing back Mr. Parish's position. Commissioner Herston congratulated Mr. Quill and opined that he is far above average. He commented that the Punta Gorda Airport is the fastest growing airport in the country. Chair Andrews commented on the team effort in getting the terminal open. Mr. Parish commented that it is a team effort.

- b) **Airport Display Advertising Concession Contract** - Mr. Quill commented that the Authority went out for an advertising concession and did not receive any proposals. He explained that Corey Airport Services out of Atlanta was contacted and negotiated a minimum annual guarantee of \$25,000 or 20% of the gross whichever is higher. He is recommending approval of the contract. He commented that they work at a number of airports around the country. Brigham Newman, Executive Vice President of Corey Airport Services, named the seven different airports they represent and have been in business for forty years and he has been with the company for twenty seven years. He commented that their primary objective is service and not just advertising. Commissioner Hancik asked if Mr. Newman saw any national contacts coming to Punta Gorda. Mr. Newman explained not immediately it will be more of boots on the ground type beginning but they do have national contacts and there is a national sales manager who will be here in a couple of weeks. He commented that right now they don't see a large national presence but maybe in the future. Chair Andrews opined that he prefers local advertisers. Mr. Newman commented that will be their focus and they have a local person to make sure that the local people are represented. He explained that there will be static displays, fabric displays and digital. **Commissioner Hancik made the motion to approve the terminal advertising concession agreement with US Enterprises, Inc. d/b/a Corey Airport Services and authorize the Executive Director to execute the contract. Commissioner Coppola seconded.** Commissioner Herston commented that google is a powerful thing and noticed while investigating the firm there is a federal lawsuit and some type of judgement activities. Mr. Newman explained about fifteen years ago they submitted a response to a RFP at Atlanta Hartsfield Airport and they felt the process was not on a level playing field. He commented that they asked questions and they entered into a lawsuit and were successful. He commented that the lawsuit was overturned. Commissioner Herston asked if it went to jury trial. Mr. Newman replied it did not and ended about five years ago. Commissioner Herston asked if that is all the legal action they have been involved in. Mr. Newman replied that is correct. Commissioner Seay asked if Corey was still operating at the Atlanta Hartsfield Airport. Mr. Newman replied no. Commissioner Seay asked if they won the award against them. Mr. Newman replied yes. Commissioner Seay commented that it looks like the airport was up to no good and Corey challenged the process. Commissioner Hancik commented that in Atlanta it is pretty political. Mr. Parish commented that staff contacted everyone who requested a packet when the Authority first went out to bid and it was a timing issue with most and they were not interested. He explained that Corey is the only one who came back and said they were interested. He commented that they are a reputable firm and are in other airport the Authority's size. He commented that he is excited to have a firm like theirs interested in the airport. He commented that Clear Channel did a great job but never got their plan in place because

of the Skybus failure. He commented that he did research their lawsuit and coming from a consultant's world that has worked with the City of Atlanta at the Hartsfield Airport, it is a very difficult place to work. He commented that they are in other very fine airports. **Motion passed unanimously.**

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- c) **Three Palms Speedway** - Commissioner Herston asked if the Authority has possession of the facility. Mr. Parish replied correct. Commissioner Herston opined that the Authority can do what it wants to do. Chair Andrews opined that an RFP would be the best way to go. Commissioner Herston commented that there should be one ready to go. Mr. Parish commented that the Authority is going to have to determine the outcome of the lawsuit between Three Palms and Mr. Fitch. He commented that the fence becomes an intricate part of the speedway and if it goes away the new owner will have to put up a new fence. He commented that there are two choices with the FAA which is a fair market value based on an appraisal and the Authority determined that was not a reasonable amount of rent to be paid by a speedway operator, so the next option with the FAA is to put it out to bid. He explained that the Authority put out an RFP and the amount paid per month per acre was blank and that was one of the decision points for the RFP and the Authority also put in that if someone wanted to pay fair market value they could turn in the Request for Proposals early and that is what happened with Three Palms and one other interested party with fair market value and the Board determined that Mr. Haase was the successful winner of the RFP. He commented that there is an RFP developed and probably need to do a quick appraisal. He commented that it probably needs to be out for ninety days so there is due diligence. He commented that the Authority is leasing land and not a speedway. He asked Attorney Garrard if the Authority can issue an RFP if there is no determination on the ownership of the fence. Commissioner Herston commented that he recalls that the representatives who installed the fence said the fence is the Authority's. Attorney Garrard commented that Mr. Haase will owe a couple of thousand dollars after the deposits are applied. He explained that once that is satisfied then it will be a court issue whether or not they can grab the fence. He explained that their suit is in Circuit Court. Mr. Parish commented that it could take months. Attorney Garrard explained that the Authority is not part of that litigation. Mr. Parish asked if the Authority can put out an RFP not knowing the settlement of the fence. Attorney Garrard commented that if the issue is addressed in the RFP. Mr. Parish opined that it would be hard to get a new tenant until determined. Commissioner Herston suggested leaving that question up to the people submitting an RFP and to move on. Attorney Garrard suggested having Mr. Fitch's attorney call him to see what might be worked out. Commissioner Hancik commented that the fence would be a leasehold improvement and would have automatically reverted to the Authority as the property owner. Mr. Parish commented that in the lease all improvements would have reverted to the Authority and the fence and grandstands were an intricate part of the agreement and were to remain property of the Authority at the termination of the lease. He commented that is one of the reasons the Board decided to waive the one year rent bond, that was required by the RFP, was so the fence and the stands became the Authority's property at the end of the lease. He commented that another point the Authority needs to know prior to putting out the RFP is length of the lease and asked for direction on that. Commissioner Hancik opined that it needs to be long enough

5 because of their investment, maybe five or ten years. He commented that he is hearing
to let the dust settle and have Mr. Fitch's attorney get ahold of Attorney Garrard before
the Authority puts out an RFP and all of a sudden there is a lawsuit. Chair Andrews
said there is a lot of unsettled things. Commissioner Seay commented on Commissioner
Herston comment on just putting up a for rent sign. She commented that the Authority
has a lease that shows x amount of dollars and the tenant will do this. She opined that
theoretically if someone would come along and said they would do everything in the
lease as it is, she asked could the Authority go forward. She commented that the reason
she asked she is looking at the folks who have invested in the property and put up a
10 \$45,000 fence and a \$45,000 investment for a total of \$90,000 that the Judge says Mr.
Haase owes them. She commented that the fence that was built did not belong to Mr.
Haase and he never paid for it. She asked if it is not Mr. Haase's, how it could be the
Authority's, other than the fact it has become part of the property itself. She commented
that in theory it did not belong to Mr. Haase to give to the Authority it still belongs to
15 Mr. Fitch. She asked why can't the Authority talk to Mr. Fitch directly before the
Authority puts out a RFP and see if the Authority can settle all of this if Mr. Fitch is
financially capable of handling it and make a go of the racetrack. She commented on
the Authority having people who did not have the background in racing, the operations
of a racetrack and could not do it. She suggested if things can't be ironed out, to go out
20 with a RFP. Commissioner Herston commented that if the Authority goes out with a
RFP and get some people who are willing to negotiate. He suggested to negotiate a
settlement with everybody and keep this out of the law system. Chair Andrews asked
how the Authority is going to guarantee financial strength. Commissioner Hancik and
Herston commented that it would be in the RFP process. Commissioner Hancik
25 commented that it would be a new lease. Commissioner Seay commented that it would
be a new lease with the same terms but with some new performance obligations such
as when the grandstand would be in by. Commissioner Hancik asked if it could be a
RFP/Interview Process. Mr. Parish commented that there are multiple people interested
in the speedway at this point and assumption of the existing lease prior to the Authority
30 taking it would have been the thing that Mr. Haase could have worked out and he did
not come to the Authority. He opined that the Authority has a list of names of people
who are interested in running the speedway and to negotiate with one would probably
open the Authority up to a lawsuit. Mr. Quill asked if the Board is proposing to let the
party who has the judgement to let their Attorney work with Attorney Garrard and see
35 if he can come up with something addressing the financial issues and bring it back to
the Board. Commissioner Seay commented that would avert a lawsuit against the
Authority. Commissioner Herston asked if negotiating with the person who has the
fence is what is being asked. He asked why not put the RFP out with some caveats.
Chair Andrews opined the lawsuit should be settled first before a RFP goes out. Mr.
40 Quill commented that the guidance from the Board is to see what can be done as rapidly
as it can. Commissioner Seay opined that getting things done quickly because of the
weather and this time of year is the best time to run races. She suggested letting the
racers know that the speedway may get up and running soon. She commented that ten
years ago there was the same problem as there is now. She commented that a race track
45 operates thirty-two days a year and she questioned how anyone can pay for 365 days
of operating expenses. She suggested diversification and not just a race track.

Commissioner Hancik opined that the fair market value could be argued with the FAA. He suggested going in a partnership with an operator. He suggested putting the RFP out and that could put some pressure on the gentleman who has the lawsuit. Commissioner Seay commented to look at a minimum guarantee rather than a standard lease. She commented that another alternative is to have someone in-house to oversee operations and have the Authority own and operate it. She commented that way the Authority could have direct control over the income and it could be a benefit to the Authority. **Commissioner Herston made a motion to direct staff and Attorney Garrard to proceed with the negotiations with Mr. Fitch for resolution of the fence issue and to concurrently issue the RFP for the track that would have sixty day response for the RFP. Commissioner Seay seconded.** Commissioner Hancik questioned if an appraisal needs to be done and to wait until instructed to do one. Mr. Parish comment that he just came back from a meeting in Washington with the FAA about non-aviation uses on airports and it has become a hot topic. He commented that there must be an appraisal but it does not have to lease for fair market value if there is an RFP and that can be determined by the RFP. Mr. Parish asked about the term. Commissioners Herston and Seay suggested five years. Mr. Quill asked if the Authority is going to see if they can negotiate something with the people who have the fence issue. He commented failing that, but concurrently, staff is moving forward with a separate RFP but if something can be negotiated and brought back to the Board, the Board has the alternative to go with that rather than a RFP. Commissioner Herston opined that there will be some kind of settlement payment required by the fence people. Chair Andrews commented that what Commissioner Herston is proposing is to settle the fence issue concurrently with the RFP. Commissioner Herston suggested pursuing the fence issue and not saying to settle because it may not ever be settled. Commissioner Hancik commented that they are separate issues and pursuing the fence issue has nothing to do with the RFP. Commissioner Herston commented that the fence information can be introduced into the RFP. Mr. Quill commented that if staff can reach something with the existing people with the fence issue to bring it back to the Board, and if they assume the lease and there is proof of financial security then the Authority would not do the RFP. Commissioner Seay commented that is correct. Commissioner Herston commented that the RFP can be withdrawn at any time. Mr. Parish explained before the Authority enters into a new lease the Authority has to get an appraisal and the value will probably be greater than what the current tenant was paying. Commissioner Seay commented that if there is a lease negotiated, the lease will have to be the amount the appraisal is. She commented if the Authority goes through the RFP process and the amount offered to be paid is less than the appraisal the Authority can go with that lower figure. Mr. Parish commented that sets the value. Mr. Quill questioned if the ADO would go with that. Mr. Parish commented that he has been given guidance by the ADO that an RFP will set the value. He commented that is the option to fair market value on non-aviation land and it can only be done though a RFP. Commissioner Seay went back over the motion. Mr. Parish asked what would be the term. Commissioner Hancik suggested five years with a five year option. There was consensus on the term. **Motion passed unanimously.**

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13. New Business

- 5 a) **Elections of Officers** - Chair Andrews passed the gavel to Attorney Garrard to hold the Election of Officers. Attorney Garrard asked for nominations for the office of Chairman. Commissioner Seay nominated Paul Andrews for Chairman. Commissioner Coppola seconded. Commissioner Hancik made a motion to expand the motion to include retaining existing officers for another year. Commissioner Herston seconded. Motion passed unanimously to retain the existing officers. Attorney Garrard passed the gavel to Chair Andrews.
- 10 b) **FAC State Summit in Tallahassee January 13-14, 2016** – Mr. Quill commented that the Florida Airport Council State Summit is in Tallahassee and he is requesting approval for travel. **Commissioner Herston made a motion to approve travel expense for Board members and appropriate staff to FAC State Summit in Tallahassee January 13-14, 2016. Commissioner Seay seconded.** Commissioner Coppola asked how would the board members and staff get there. Mr. Quill commented to either drive all the way or drive to Tampa and catch a plane. Chair Andrews commented that it is not a requirement to attend. Mr. Quill commented that there are no flights from Fort Myers. Commissioner Hancik suggested to look at charter costs. Mr. Quill commented that charter costs were looked into and that is an option.
- 15 Commissioner Hancik suggested to look at the charter cost at a cost benefits standpoint versus what will be paid out in mileage. **Motion passed unanimously.**
- 20 c) **Resolution 15-06 JPA FDOT Airfield Maintenance Equipment** - Mr. Quill commented that FDOT is offering the Authority a JPA (Joint Participation Agreement) for purchase of airfield equipment. He commented that originally the mower that was approved last month for purchase was to be included in this grant. He explained the mower was purchased early because it was cheaper and more efficient than the mowers sold after October 1, 2015 with additional equipment. He is asking the Board to accept the grant, \$50,000 FDOT funded and \$50,000 Authority funded for a project total of \$100,000. He read Item Segment Phase Sequence Financial Management #438878-1-94-01, Resolution 15-06 JPA for Aviation Projects, attached. **Commissioner Seay made a motion to approve Resolution 15-06 as read by Mr. Quill. Commissioner Herston seconded.** Commissioner Coppola asked how old is the old mower. Mr. Parish explained that the mower was purchased in 2000 and it continues to be used, and a new mower was purchased at the end of last fiscal year. He commented that the Authority had hoped to use this grant, which was delayed, and that the cost of the mower was going up so much that it made sense to purchase it then. He commented that the Authority is using two mowers and mowing more often because of the new wildlife management regulations. He commented that the Authority has a need for a couple of items and he had talked with the FDOT and they are fine with whatever the Authority purchases with the money. He commented that the Authority needs a lift to maintain lights on the ramp, parking lot area and for trimming trees. He commented that the parking lot is very dark at night, and the County has changed their ordinance for more trees in the parking lot area. He commented that the Authority needs to trim the trees and the lift would be used regularly. He commented that the Authority rents a lift at multiple months at a time. He commented that the Authority is looking at a smaller
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5 tractor to be able to clear some areas. He commented that the Authority will come back
to the Board for approval of what is being purchased with the money. He commented
that the grant money needs to be approved. Commissioner Hancik commented that he
assumes that the resolution meets state's standards and does not define what the
Authority is going to buy. He commented that it is a good position to be in sometimes
with the state. He asked if the purchase of the mower last month was contemplated in
this grant. Mr. Parish commented that the FDOT does not want to pin the Authority
down and that is why the Authority put airfield maintenance equipment. He
commented that the Board is not approving purchasing equipment but approving the
10 grant. Chair Andrews commented that new purchases still have to be approved by the
Board. **Motion passed unanimously.**

15 d) **Resolution 15-07 JPA FDOT Hangar Door Repairs** - Mr. Quill commented that the
Board had discussed that the Authority has to re-hangar the bi-fold doors in the 200
series hangars. He commented that it will be a fairly expensive project but the hangar
doors need to be replaced. He commented that FDOT has agreed to participate for the
first phase of door repair/replacement for the current fiscal year, 50% FDOT funded
and 50% Authority funded for a total project of \$350,000. He commented that the
Authority had put money in the budget towards this project and the amount will be
20 modified going forward. Mr. Parish commented that the money in the budget is 50%
of the project which is the doors, and there will be costs for the electrical and
installation of the doors. Commissioner Herston asked how many doors are included in
the project. Mr. Parish commented that it is to go as far as the Authority can and the
goal is to do one building. Commissioner Coppola asked how many doors will it be.
25 Mr. Parish commented that there will be between 18 and 20 doors. Chair Andrews
commented that it is an ongoing project. Commissioner Hancik asked what the cost
would be to build a new T-hangar. Mr. Parish commented that the last T-hangars that
were build were about \$45,000 a unit including the doors. Commissioner Hancik
commented that for \$350,000 you would get what. Mr. Parish commented that it would
30 be 50% cost of the T-hangars. **Commissioner Hancik made a motion to adopt
Resolution 15-07 Financial Management #438884-1-94-01 as submitted.
Commissioner Herston seconded.** Commissioner Coppola asked how many T-
hangars are there in the 200 series. Mr. Parish commented that it is almost a hundred.
He commented that there are five buildings and two already have hydraulic doors. He
commented that one was new which the hurricane hit and one was completely replaced.
He commented that all the buildings that had rolling doors are the buildings that failed.
He commented that the bi-fold doors were damaged with help of the storm. He
commented that the buildings are almost fully depreciated and the doors are at their life
and there are issues that the Authority feels they should take care of. **Motion passed
40 unanimously.**

45 e) **Resolution 15-08 Supplemental JPA FDOT Terminal Expansion** - Mr. Quill
commented that the Authority had requested additional funding from the Florida
Department of Transportation for the terminal expansion project. He commented that
FDOT has agreed to participate with a Supplemental Joint Participation Agreement
with 50% FDOT funded and 50% Authority funded for a total project of \$221,936.00.

He is requesting the Board to approve Resolution 15-08 Financial Management #429974-1-94-01. **Commissioner Herston made a motion to approve Resolution 15-08 Financial Management #429974-1-94-01 as submitted. Commissioner Coppola seconded.** Commissioner Hancik assumed that this is a change order. Mr. Parish explained that this pays for the change orders that have been approved. Commissioner Hancik asked if the Authority has a policy on change orders as it relates to staff authorizing a change order to initiate work and is there a limit. Mr. Parish explained that if there is a change order that is within the limits of the reserved account it is put into the main project and this project has a \$100,000 reserve account that was matched by the FDOT. He commented that the Authority is about 50% through. He explained that this amount of money is the change order that was brought to the Board to do the two additional hold rooms, and the Authority had requested funding to cover that expense. Mr. Quill gave a scenario on paving. Commissioner Hancik suggested that at some point in time the Board needs to address a policy related to staff expenditures relative to change orders, or giving the staff the authority to purchase anything up to a certain amount and anything above that expenditure needs to be approved by the Board. He opined that the Airport Authority needs to know what type of expenditures are going out. He would like to see the financial on the terminal expansion, what it would have been, what the charge orders have been, what the total is and where the Authority is related to the funds available. Mr. Parish commented that there has been one change order which was brought to the Board for approval. He commented that the rest are determined change requests which are small changes and are included in the allotted dollar amount and have been approved by the Board. He commented that most of the change orders are under \$10,000 of which the Authority is paying 50%. He commented that most of the change orders have been tile, changes in terrazzo, where to move the carpet and are non-significant. He commented that there are about 38 change orders. He commented if the Authority wants to have a policy where the change orders are approved by the Board it can be done. He commented that most of the change orders have a very short window. Commissioner Andrews opined that the Authority will be having emergency meetings all the time. Mr. Parish gave an example that when you break open a wall and something the original plan said was there and it is not there, then you have to tear the floor up to move the plumbing which can be a \$3,000 change order, and do you want to hold the project up for approval by the Board. Commissioner Hancik commented that he understands that and that is why there should be a policy that gives the staff authority to go ahead and spend the money, because if the Board doesn't really approve it and you go ahead with the work somebody is going to get stuck for that. Chair Andrews commented that Commissioner Hancik does not have a problem with the staff doing it he just wants it in writing. Commissioner Hancik commented that it would offer protection for the staff, the Board members for not going out spending the money and when you look at the original bid, a \$750,000 change order for the baggage claim and another \$200,000 and he opined that nobody knows exactly where the costs are for the terminal expansion. Mr. Parish commented that those are the only change orders and the rest have been within the allowance account. Commissioner Hancik commented that staff has the authority to spend up to \$100,000 in additional change orders. Mr. Quill commented that is the way it was set up. Commissioner Hancik commented that if you happen to run over staff

would come back to the Board for approval of another dollar amount. Mr. Parish commented that the two changes that have been approved that were significant change orders and not small requests. He commented that is was for the baggage system and the additional hold rooms. He commented that both charge orders were approved by the FDOT prior and there are monies available once they become available from the FDOT to cover 50% of this. **Motion passed unanimously.**

f) **Approve Travel to Jannus Award Dinner - Commissioner Seay made a motion to approve travel for the Commissioners and staff to attend the Jannus Award Dinner and overnight stay in St. Petersburg. Commissioner Herston seconded. Motion passed unanimously.**

g) **Fuel Tank for Rental Cars -** Mr. Quill presented a proposal to the Board to install a fuel tank at the car wash facility to refuel the rental cars for a cost of \$92,627.67. He commented that the Authority will mark the fuel up by \$.50 per gallon, and this would be a two year payback and profit thereafter. Mr. Parish commented that the rental car people had come to the Authority with a request to install their own tank. He commented that when analyzing the needs of the airport and the rental cars it makes sense to consolidate that into one unit. He explained that it would be a 10,000 gallon ConVault double wall fuel tank with a card system that has to be swiped and it will be automatic billing. He commented that Enterprise/Alamo were the Authority's largest rental car company last year and they had purchased 77,000 gallons of fuel and including the other two rental car company it came out to 100,000 gallons. He commented that the rental car people offered to put it in themselves but they would be the only ones to use it. He commented that if the Authority puts it in not only would the Authority get to use it, the rental car gets to use it and the Authority makes money. He stated that the Authority has redeveloped an area in the rental car turn facility and there is a pad available, and with little structural modifications by the Authority's staff to get it functioning. He commented that it is a GSA contract so it does not require the Authority to go out to bid and it is a government price. **Commissioner Herston made a motion to approve the purchase of a fuel tank for the rental cars at a cost of \$92,627.67. Commissioner Seay seconded.** Commissioner Coppola asked when the rental cars offered to put it in for \$92,627.67 and the Authority say that the Authority would put it in the fuel tanks. She commented that she did not understand the business logic. Mr. Parish explained that the Authority has a 1,000 gallon tank and with this tank the Authority will have a larger tank and it will eliminate the many partial deliveries and the Authority will get a cheaper price for a full delivery. He commented that the Authority will make money and the bottom line is that in two years it will be a profit with very little maintenance requirements. Mr. Quill commented should the Authority obtain additional rental cars they will go into the system with a card so there is one facility. Chair Andrews commented that it would be exclusive use for the rental cars. Mr. Parish stated that the Authority does not want three or six tanks which would be like the FBO and by having our own self-service it would eliminate multiple issues. Commissioner Coppola asked who would do the bookkeeping. Mr. Parish commented that it would be integrated into the Authority's billing system just like the fuel tank now. He explained that there is a software that is downloaded daily that gets in the

Authority's books and once a month it is billed. Commissioner Seay commented that with the conservative estimate it would be paid off in two years and theoretically it could be paid off in a year and a half. Mr. Parish commented that it could be a year and a half but the fact is that in two years it will be a profit center for the Airport.

5 Commissioner Hancik asked where are the rental cars purchasing their fuel now. Mr. Parish commented that they go out on the street and buy it from somebody and the Authority does not provide fuel for the rental cars. Commissioner Hancik commented that this should have been a requirement in the original design of the car rental facility.

10 He commented that he understood what the Authority is trying to do but he agrees with Commissioner Coppola that three of the car rentals get together and kick up \$30,000 each and buy the tank. He commented that he understood the revenue source. He commented that the reason he will go against it is that he does not see a document that addresses this loan or an agreement that says it is going to go on for five years where the Authority gets the profit to get their money back. He commented that there is

15 nothing in there that tells him that the rental cars are going to stand good for it. Mr. Parish commented that the Authority is taking on the risk of a service station just like when the Authority had put in the self-serve. Commissioner Hancik asked if the Authority can put the \$92,000 as an airline expense because it is taken as revenue. Mr. Parish commented that it would go into airline expenses as well as airline income.

20 Commissioner Hancik commented that there seems to be a lot of cash going out and he wants to be cautious. He commented that looking at the Authority's financials he does not know how much cash the Authority has in the bank. Ms. Cauley commented that it is shown on the balance sheet. Commissioner Hancik asked what the cash equivalents are. Ms. Cauley explained that it includes the parking lot cash, two cash accounts one being a revenue account and the other an operating account and petty cash.

25 Commissioner Coppola asked if the Authority had entertained the idea of leasing land for a private gas station so the Authority does not have the liability. Mr. Parish commented that the Authority had looked at that and in a discussion with a couple of developers the traffic on Piper Road is not significant enough at this point, because it does not go anywhere except to the Airport, to get them to build a gas station. He commented that the Authority had looked at putting a combined cell phone lot, fueling station and compressed natural gas which is used in semi-trucks that Cheney, Southeastern Freight and Peace River Distributing have. He commented that it is difficult to get everybody to guarantee anything. He commented that Cheney does not

30 want to guarantee that they are going to use enough to get a private developer to put a gas station in. Commissioner Coppola commented that Cheney has twenty-four doors for twenty-four trucks. Mr. Parish commented that it is a significant expense to convert all of their diesels. He commented that the Authority has three major users of diesel fuel within a few miles who have their own fuel systems. Commissioner Coppola asked if this would change the Authority's liability insurance. Mr. Parish commented that the Authority would add another tank to the insurance and it would be a slight increase. He commented that the Authority has multiple tanks throughout the Airport.

35 Commissioner Herston commented that the other option is to let the rental cars put in their own tank and they will buy the gas and charge for the gas. Mr. Parish opined that the Authority would have very little control and have no environmental controls of how the gas is brought. He commented that the smaller tanks don't require spill pads and

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5 certain things. He opined that as an engineer he prefers that the Authority have the
environmental control on the Airport so the Authority knows what is coming in and be
in charge of filling the system. He commented that it would be a poor decision but he
would be happy either way. Mr. Quill commented that with multiple tanks you have
duplication of layouts and he opined that it would not be efficient. Commissioner
Herston commented that the tanks would be installed for the rental car facility and that
Mr. Parish must have planned ahead with the area knowing that was possible. Mr.
Parish commented that the area was laid out to have a fuel tank installed, but it was not
10 included in the original design because the Authority did not come to any solution with
the car rental companies. Commissioner Herston asked what percentage of the 100,000
gallons will be used by the Airport. Mr. Parish commented that the Authority has a
1,000 gallon tank that is filled one or two times a week. Commissioner Herston asked
if the Authority would be paying themselves the extra \$.50. Mr. Parish stated no, but it
will ultimately save the Authority \$.05 to \$.10 a gallon because the Authority will be
15 getting full loads instead of partial loads. Chair Andrews had some concerns regarding
the environmental control and the liability, and he opined that the Authority would have
more control over this scenario. Commissioner Herston agreed with Commissioner
Hancik that the Authority needs to watch the money and it does seem like the Authority
is spending a lot. He opined that in this case the Authority has a pay back every year
20 and earning a 50% return after it is paid off and it would be a third to fifty percent return
on the original investment. Chair Andrews commented that it is two years based on last
year projection and with the projected growth, passengers and rental cars revenue it
could be shortened. Commissioner Hancik questioned that if the Board approves this
will there will be an agreement signed by the rental car companies. Mr. Quill
25 commented that there would not be an agreement and explained that their alternative
right now is to have a driver go up to US17 and fuel the cars which is not efficient for
the rental car companies. He commented that the rental car companies have requested
this and he does not know what the Authority could tie them in with because it will
depend on the market conditions. Commissioner Herston commented that time is
30 money and they will not send somebody out to fill up when a tank is nearby.
Commissioner Coppola asked what percentage of the people bringing a car back that
needs gasoline when they charge extra per gallon. Mr. Parish commented that they are
pre-selling fuel and they can bring it back empty, and the cars do come back empty and
those are the ones they have to run out to fill up. Commissioner Hancik commented
35 that it would be nice to have a fuel agreement with the rental car people. Commissioner
Coppola commented that she needs more time. She explained that the Authority is
doing the initial \$92,500 investment to get \$.50 per gallon back because the rental car
does not want to run up the road to fill up a car that they pre-sold to somebody.
Commissioner Herston commented that the pre-sale includes the Authority's \$.50 and
40 that is what is good about it. Commissioner Hancik commented that you can add to it
the cost of that wash rack for \$300,000 that the Authority shelled out for the rental car.
Commissioner Coppola asked if the Authority got a rebate on that. Mr. Quill
commented that the Authority received three million dollars revenue from the rental
45 car companies. Chair Andrews commented that there are a lot of things to consider
and when the rental car sends a car out to US17 they are sending it through a residential

and school area and that is not efficient. **Motion passed three to two with Commissioners Coppola and Hancik casting the nay votes.**

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- h) Resolution 15-09 Budget Amendments** - Mr. Quill commented that every year within 60 days of the end of the fiscal year the Authority has to approve budget amendments to bring the budget to what actually happened by the close of the fiscal year. He commented that Resolution 15-09 is amending the annual budget showing the actual numbers and he went over the major numbers. He is requesting approval of Resolution 15-09 amending the annual budget. **Commissioner Seay made a motion to adopt Resolution 15-09 as submitted. Commissioner Herston seconded. Motion passed unanimously.**
- i) Cancel December Meeting** - **Commissioner Seay made a motion to cancel the December meeting. Commissioner Herston seconded. Motion passed unanimously.**
- j) Purchase Vehicle Off of State Contract** - Mr. Quill commented that the Authority is proposing to buy a vehicle off of State Contract in the amount of \$23,573. He commented that the Authority had \$27,000 in the budget. He commented that it would be a Ford Escape four door. Commissioner Coppola asked what it will be used for. Mr. Parish explained that the Authority will be shifting vehicles around at the FBO to enable them to have a crew car for the pilots to go into town to get something to eat. Commissioner Hancik asked if it was going to be assigned to a particular individual. Commissioner Coppola asked if it was replacing another vehicle. Mr. Parish commented that the Authority has not had a crew car in a while. He explained that the van that is used by the cleaning staff was used as a crew car and it was wrecked by a user going to get his expired driver's license renewed. Mr. Parish commented that at that point the Board directed the Authority to stop using it as a crew car. He commented that it is a positive thing for the general aviation tenants and the jet users. He commented that the Authority is charging a facility charge and need to provide the things that pilots are used to. He explained that the Authority will be swapping a few cars around and the new car will not be used as a crew car, but a nice car will be available for them to drive. Commissioner Coppola asked about the liability. Mr. Parish commented that it would be covered under the Authority's auto liability. Commissioner Coppola commented that the Authority would not know who would be driving the car. Mr. Parish commented that the Authority will make a copy of their non-expired driver's license. Commissioner Herston asked if it would be better if the Authority went to a dealer to get a used vehicle if it is going to be used by people who the Authority does not know who is going to be driving it. Mr. Parish commented that looking at the current market for used cars with 20,000 miles would be about \$20,000. He commented that the state contract is a significant decrease. Chair Andrews commented that the new vehicle will not be the crew car but will be used by staff. Mr. Parish commented that it would be swapped with one of the staff cars. Commissioner Coppola stated staff is getting a new car. Mr. Parish commented that the new vehicle will replace one of the staff cars and that vehicle will be the crew car. Commissioner Coppola asked whose vehicle. Mr. Parish explained that the Operations Director, Ron

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Mallard, will be getting the new car and his car will be moved. Commissioner Hancik asked how many cars are assigned. Mr. Parish commented four. Commissioner Hancik asked if the cars are used personally and for business. Mr. Parish commented that they are used for business and the staff pays taxes for personal use. Commissioner Hancik commented that it is used for business and personal and the four vehicles are Mr. Quill, Mr. Parish, Mr. Mallard and asked who is the fourth one. Mr. Parish commented that security is the fourth. Commissioner Coppola commented that this is an additional one. Commissioner Hancik commented that the Board may want to look at a policy in the future. He commented that he has a problem with providing vehicles to staff because of liability issues and a car allowance would be better. Mr. Parish commented that the Board had looked at this a few years ago and the decision was made to continue the way it was because of the liability of driving personal cars on the airport. Commissioner Hancik commented that when you get to the airport you pick up an airport vehicle that has radios and lights. Mr. Quill commented that the Authority would look at a vehicle allowance. Mr. Parish commented that the option then would be to replace those four cars with two on the airport. Commissioner Hancik is concerned that if a driver is in an accident driving home and it is the drivers fault there is a liability exposure that comes back to the airport. Mr. Parish commented that he has a non-owned car liability that the staff purchases through their own insurance company so it does not come back to the airport. Chair Andrews commented that this policy completing removes the liability from the airport. Mr. Parish commented that nothing removes the liability. Commissioner Hancik commented that staff gets a good wage and by adding a car allowance they should be able to afford a car. Commissioner Coppola commented that she is not going to support this. Commissioner Hancik would like to see justification on why the security guy gets a car. Mr. Parish commented that the security guy is called out all hours of the night. Commissioner Hancik commented that it seems rather extensive to have that many cars going home and he would rather see a car allowance. Mr. Parish opined that he would too if that is the direction of the Board. **Commissioner Hancik made a motion to table this item. Commissioner Seay seconded. Motion passed unanimously.** Commissioner Hanick suggested that the Authority staff take a look at what the current market is for car allowance. Chair Andrews commented that he is in favor of the car allowance.

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- k) Committee Assignment** - Chair Andrews stated that the committee assignments will continue as they are currently.
- l) Cessation of Lease of Building 115** - Mr. Quill commented that the tenant in building 115 is APG Rotables and they are going to lease a hangar from another tenant of the Airport, Louis Rosenfield. He commented that APG has requested to be let out of their lease on building 115, which is Bill Turner's old hangar. He commented that he does not have a problem with that and there will be a slight impact to the Authority but it will give the hangar back to the Authority. Mr. Parish commented that since the Allegiant hangar is leased there is not storage space for equipment for the ground handling, lavatory carts and tugs. He commented that it will be used for overnights with the T-hangars being full, itinerants or even a gang hangar. He commented that there are opportunities to make money in the hangar. He commented that the Authority had never

5 liked having the hangar in the middle of the airfield that was not the Authority's and
this will give the Authority the ability to develop that area as the Authority sees fit.
Chair Andrews is concerned about the security requirements having a hangar for
commercial business inside the fence. Commissioner Hancik explained the reason he
10 requested this item to come off the consent agenda was that the other uses were not
defined. He assumed that there will be a revenue loss when APG moves out. Mr. Parish
commented that it would not be significant. Mr. Quill commented that it would be
approximately \$2500-\$3000 a month. Commissioner Hancik commented that he did
not know that the Authority owned ground equipment and lavatory carts. Mr. Mallard
15 commented that it is for corporate aircraft. Commissioner Hancik opined that the
hangar building is in the wrong place. Mr. Parish commented that when the airport
ended there it was fine, but the airport has grown passed it. Chair Andrews commented
that it is inside the fence and he always wondered about it. Mr. Parish commented that
prior to the development of the south ramp that was the end of the airport.
20 Commissioner Hancik commented on the building in the middle of the rental car
parking lot and asked if it was the Authority's building. Mr. Parish commented that
building is available for lease. He commented that it is full of bag belts that are being
rehabilitated for the terminal. Commissioner Hancik commented that at some point in
time that hangar should be removed for security reasons and with the expansion of
Allegiant more ramp space will be needed to the south. Mr. Parish commented that
when APG assumed the lease from Bill Turner the Authority had indicated to APG that
at any point that if they would want to get out of the lease the Authority would take it
to the board. He commented that it is a terrible location. Commissioner Hancik
25 suggested moving the hangar. Mr. Parish commented that the doors could be moved
but the rest of the building the Authority would have to get a structural engineer's
approval that it meets all the current codes. He commented that the Authority has sold
metal buildings where they come and take the building down and the Authority takes
the slab up. Chair Andrews asked how old is the building. Mr. Parish commented that
30 it was the originally built by PGI as their corporate hangar. Mr. Quill commented that
it was 40 plus years. Commissioner Coppola commented that it withstood the
hurricane. Mr. Parish commented that he would not say that it withstood the hurricane.
He commented that it was close to 75 to 90 percent damaged and it was repaired. Chair
Andrews commented that the better description would be survived. Mr. Parish
35 commented that the only original thing from the hurricane is the internal steel structure
and the purlins and the wall panels were reinforced to meet the new code.
Commissioner Coppola commented that APG is going to rent from Dr. Rosenfield and
Dr. Rosenfield will still pay the Authority. Mr. Quill commented yes and it is a land
lease. Commissioner Coppola asked if there is a big difference and is the Authority
going to lose a lot. Mr. Quill guessed approximately \$20,000 a year. He commented
40 that the Authority has some uses for it. Chair Andrews commented that the biggest
thing is the age of the structure and the location. Mr. Parish commented that the
Authority grappled with not releasing it to Mr. Turner but that would have been kicking
a tenant off the airport which the Authority did not want to do. He commented that
when Mr. Turner sold his business the Authority approached APG and made them the
45 tenant. **Commissioner Hancik made a motion to approve the cessation of the lease
for building 115. Commissioner Herston seconded. Motion unanimously.**

14. Citizen's Input

5 **Nancy Prafke** - Commented that she is the new council representative liaison to the Charlotte County Airport Authority and to let her know whatever it is that they can do to help. She commented that she has worked with most of the Board and staff members for many years on noise issues. She appreciates the staff's co-operation and willingness to listen to the residents and work with the city so things can be made as good as it can.

10 **Wampus Wagner** - Commented to stop calling the speedway Three Palms Speedway and call it the speedway airport. He suggested that when the Authority does a new lease to put a clause in the lease that if there is a rain out they don't have to pay the rent for that week and this might give somebody a chance of making it. He commented that the Starr family and Mr. Finch have been in racing a long time and they have been straight up. He commented that there are others that have not come out of the woodwork and he expects them to. He commented that the race track needs to be up and running and it will take a quarter of a million to three hundred thousand to get it up and running and the sooner the better.

20 **Jim Kaletta** - Commented that the cadets at the local squadron have been pushing the Wreaths Across America and they have applications for anybody that wants to contribute. He suggested that the Charlotte County Airport do a business fund for them. He commented the cadets are going to put the wreaths on the graves. He commented that evidently TSA thinks that the glass in the room is sufficient in the restaurant. He commented that if the glass was half way up the people could see out, and that would meet the TSA requirements, and it would eliminate the problem of the view for the people in the restaurant or put some decent windows in so the people could see out. He opined that he would have put the plate glass there and it would eliminate the problem. He suggested that at this point you could take half of it down so the patrons could see out.

30 **Al Boynton** - Commented that since Mr. Quill will be retiring this coming year what is the status of the nationwide search for his replacement. Chair Andrews commented that the board has not voted on it and at that time three Board members indicated support to keep Mr. Parish. Commissioner Hancik opined that it would be of the Board's and the community's best interest to go for a nationwide search to make sure the Authority gets the best individual and Mr. Parish can compete with everybody else. Chair Andrews commented that he has no problem of putting it on the agenda. Mr. Boynton commented that he brought it up because the December meeting is cancelled and nothing will come up before January. He stated to take the highest paid employee in the county and not go out on a search for a replacement, and he opined if Mr. Parish is in there and if he is the best candidate give him the job. Chair Andrews commented that no process has begun yet and it has to go on the agenda. Mr. Boynton asked about a charge in the Allegiant Agreement called a turn charge and a fuel credit against that charge. Mr. Quill commented that the turn cost included fuel and explained that is fuel that they run through the Authority's system so in affect it is a charge and the turn includes a fuel hookup. Mr. Boynton asked why was that charge in the agreement and what benefit is that to the airport or to Allegiant. Chair

Andrews commented that there was a hookup fee last year and that was included in the turn charge. Mr. Boynton asked what the projection is. Mr. Parish commented \$221,000. Commissioner Herston commented that Mr. Quill is not a county employee.

5 **Bobby Lamoreaux** - Thanked the Board for recognizing what was said and the way the Board voted. He commented that he will notify Mr. Fitch after the meeting to get his attorney to get in touch with Mr. Garrard because ultimately that is way he wants to go. He wants to resolve this and move forward and make the racetrack successful as he knows it can be. He opined they have the right people in place who have been in racing for 24
10 years and he will get him to get in touch with Mr. Garrard and hopefully move forward.

15. Commissioner's Comments

15 **Commissioner Herston** - Commented that it is good to see everybody, especially Commissioner Doherty, Nancy Prafke and Kelly Rubino. He praised the staff on their good work.

20 **Commissioner Seay** – Commented that the Authority has a strong relationship with Florida Department of Transportation and a large part of that is due to the work of Mr. Parish. She congratulated and thanked Mr. Parish for the many millions of dollars that have come to the Authority as a result of his relationship and the work he has done. She commented that Mr. Parish has gone through a ten year interview process and he has proven his worth to the Board. She opined that Mr. Parish is more than qualified. She commented that a lot has gotten accomplished at this meeting and she congratulated the Authority's
25 staff for the hard work that has been done. She commented on the questions that come up and how it is important that the Board discuss them. She commented on the fence that was installed at the Speedway in which the attorney says belongs to the Authority, but the issue remains that nobody paid for the fence except the people that installed it and it is incumbent on them to do something about it. She commented that is why the Authority needs to talk
30 and work with them to resolve the issue amicably to make sure that there is not a problem later on. She commented that she is very pleased with the work that Mr. Garrard has done on the preparation. She is looking forward to whatever happens as long as it happens soon and get the racing back at the track.

35 **Commissioner Coppola** - Reminded everybody of the ground breaking for the Vietnam wall on Wednesday, November 11, at 4:00 pm at Laishley Park. She wished everybody a Happy Thanksgiving, a Merry Christmas and a Happy New Year.

40 **Commissioner Hancik** - Commented that he has said enough for today. He appreciates everybody engaging in the conversation because as he has said in the past that he really does not know what the board members are thinking on a particular subject. He commented that the Board is getting better information from the staff by including an explanation sheet on the agenda so the Board can better understand what they are dealing with. He wished
45 everybody a Happy Holidays.

Chair Andrews - Thanked everybody for coming and wished everybody a Happy Thanksgiving, a Merry Christmas and kudos to the team. He agreed with Commissioner Hancik that the dialogue has been good.

5 **16. Adjournment**

Meeting adjourned at 12:11 p.m.

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Paul Andrews, Chair

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Kathleen Coppola, Secretary/Treasurer