

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF EMERGENCY MEETING – OCTOBER 23, 2018 – 9:00 A.M.

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1. Call to Order

2. Invocation

10 Chair Herston gave the invocation.

3. Pledge of Allegiance

4. Roll Call

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Present: Chair Herston; Commissioners Andrews, Seay, Hancik, Coppola; CEO Parish; Attorney Carr; Ms. Hendren; Mr. Laroche; Mr. Mallard; Mr. Ridenour; Mrs. Miller.
Others present: Jim Kaletta; Paul Piro; Mark Kistler; Councilwoman Prafke; Joe Makray, and others from the private sector.

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5. Citizen's Input

6. New General Aviation (GA) Terminal Facility – FDOT Public Transportation Grant Agreement (PTGA) and Approve Resolution 2018-04

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Mr. Parish commented that the FDOT Joint Participation Agreement (JPA) is now called a Public Transportation Grant Agreement (PTGA). He commented that the JPA was given to the Airport a few years ago but was taken away and is now being returned as a PTGA. He commented that the PTGA and Resolution are required for the construction of design and GA Terminal which includes a new café, parking lot and access road and it is a 50/50 grant. **Commissioner Seay motioned to approve the FDOT Public Transportation Grant Agreement as presented. Commissioner Andrews seconded. Motion passed unanimously. Commissioner Seay motioned to adopt Resolution 2018-04 for Public Transportation Grant Agreement for Aviation Products as presented. Commissioner Andrews seconded. Motion passed unanimously.**

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7. New General Aviation (GA) Terminal Facility – Contract with Michael Baker International, Inc.

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Mr. Parish commented that the Contract is the next phase of the approved PTGA and Resolution and the contract cannot be executed until FDOT returns the paperwork signed. He commented that he's requesting Board approval for the Michael Baker Contract to be signed by the CEO for the GA ramp and design which includes the extension of Taxiway E, GA ramp, GA Terminal, parking, access roads and associated utilities. He commented that the contract amount has been independent fee estimate checked and negotiated with Michael Baker. He commented that once approved by the Authority, the State will approve it so that it can be completed in time for the FAA Grant cycle which will pay 90% of the AIP eligible amount and 50% of the PTGA eligible amount. Commissioner Hancik inquired why the Authority is voting to execute a contract that has yet to be executed by the consultant. Mr. Parish commented that he will not sign the contract until Michael Baker

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executes it. Commissioner Hancik commented that Michael Baker may change the contract and would like to know the legal standpoint of the approval and opined that all contracts should be approved by the consultant prior to the Authority's execution. Attorney Carr opined that this is approving the ability to have the contract signed by both sides rather than the execution of it as it would be rare that a provider would sign a contract in anticipation of the Authority approving the contract as presented. Mr. Ridenour commented that the contracts have been reviewed by Michael Baker and Kimley-Horn and he has in writing where they have approved the contracts and stated that they would execute them without changes. **Commissioner Seay motioned to approve the engineering and architectural contract with Michael Baker International, Inc. in the amount of \$1,676,977.00 and allow the CEO to execute the contract upon receipt of the FDOT executed PTGA and FDOT approval of the Authority and Michael Baker International, Inc. Contract. Commissioner Andrews seconded. Motion passed unanimously.**

8. Runway 15-33 Rehabilitation and Extension – FDOT Public Transportation Grant Agreement (PTGA) and Approve Resolution 2018-05

Mr. Parish commented that the PTGA and Resolution are for both the extension and rehabilitation of Runway 15-33. He commented that the 50% State Intermodal System (SIS) Grant is through FDOT and that the Airport has been pushing to apply for the grant for roughly seven years but was recently accepted before CEO Quill retired. Mr. Parish commented that this will be the Airport's first SIS grant, which will be \$2.1 million in funding and opined the relationship between the Airport and FDOT is beneficial. Commissioner Hancik inquired if the FAA was interested in the project. Mr. Parish commented that they agreed to pay for 90% of the rehabilitation cost but due to new wind requirements, if there was not a need for an extension to rebuild Runway 4-22, Runway 15-33 would be ineligible. **Commissioner Seay motioned to approve the FDOT Public Transportation Grant Agreement as presented. Commissioner Andrews seconded. Motion passed unanimously. Commissioner Seay motioned to approve Resolution 2018-05 for Public Transportation Grant Agreement for Aviation Projects as presented. Commissioner Andrews seconded. Motioned passed unanimously.**

9. Runway 15-33 Rehabilitation and Extension – Contract with Kimley-Horn and Associates, Inc.

Mr. Parish commented that the contract is to perform the rehabilitation and extension design services with Kimley-Horn and that staff is comfortable with everything in the contract. Mr. Parish commented that the contract is well within the amounts in the Master Plan for the design estimates. **Commissioner Andrews motioned to approve the engineering contract with Kimley-Horn and Associates, Inc. in the amount of \$1,342,747 and allow the CEO to execute the contract upon receipt of the FDOT executed PTGA and FDOT approval of the Authority and Kimley-Horn and Associates, Inc. contract. Commissioner Hancik seconded. Motion passed unanimously.**

10. Construct Replacement Hangar for Building Number 207 – Contract with AECOM Technical Services, Inc.

5 Mr. Parish commented that this project is in the midrange plans of the Master Plan but is logical to begin now. He commented that Building 207 is a five-unit, 60 feet by 60 feet
10 gang hanger on the north ramp, directly west of the rental car facility, and that he'd like to relocate the hanger to the GA ramp. He commented that AECOM has presented a contract to do the design of the ramp which includes working with Michael Baker for the site work for their ramp and access design. He commented that the new building will be a seven-unit
15 condominium building in which the Authority will own two units to relocate tenants that would like to move to that area. Mr. Parish corrected himself that it is currently a six-unit building that will add two additional units for a total of eight-units and that staff has meet with the owners of the hangers and they are agreeable to the move. Commissioner Hancik
20 opined that he is concerned with where the hangars are located due to the Master Plan showing them located to the west of the 600 hangars and the preliminary design showing them to the east of the 600 hangars. He opined that the new position of this building will block all the 600 hangar tenants from being part of the GA development and inquired as to why it's been repositioned to the east side. Mr. Parish commented that it can be moved forward faster in the design process this way, that it doesn't interfere with access from the
25 GA facility and it doesn't intrude on the old landfill. Commissioner Hancik opined that there should be a meeting with stakeholders, such as the GA and hangar tenants, to gain additional insight from the users. Chair Herston commented that most units are blocked by a building with their forward vision to the north or south. Mr. Parish commented that in moving Building 207, it allows a combination of airside only access, non-commercial and commercial business in one location and that if it is placed on the other side of the T-hangars, there will have to be an additional building built to house the two tenants that have requested to move as it will take away everything except airside access. Chair Herston
30 inquired if Commissioner Hancik's concern is strictly visual. Commissioner Hancik commented that the design will also cause a long taxi to Runway 4-22 and that it may interfere with Building 212 from the Master Plan as that building is supposed to be immediately north of the west side of the hangars. Mr. Parish commented that this design does allow Building 212 to be built where it is shown on the Master Plan or it can be built north of the existing T-hangars. Commissioner Hancik opined that that discussion should be moved to a time when there's more time to discuss the subject and that there's a waitlist for individuals that would like hangars. Chair Herston commented that the building will be
35 480 feet wide. Commissioner Hancik commented that it will be a big wall. Mr. Parish commented that if aesthetics is set aside, the units will have an existing ramp, access and utilities, which the west side of the building does not have. He commented that he can have the engineers look at the design again if the Board does not agree with it but opines that it is the most economic option. Commissioner Hancik opined that saving some money in certain areas causes compromises with other areas. Mr. Parish commented that this design saves an estimated 50% of the construction cost. Mr. Parish commented that if the design isn't approved, the contract will have to be redone as Michael Baker is currently doing the connections. Commissioner Seay inquired if this does have a greater impact than if the
40 Board approves this design or not. Mr. Parish commented that the fee would not be the same if the addition was on the other side and that the current contract is for the specific layout but can be renegotiated if the Board would like it changed. Commissioner Hancik commented that it is a massive project and that it, and the GA terminal building, need to be looked at carefully as there's a provision for the terminal building for a new café. He
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5 inquired if there is someone that will open a restaurant within the GA terminal. Mr. Parish
commented that the current café tenant has been spoken to and has an interest, but it has
not been put out for bid yet. Chair Herston commented that the further west you go on
Challenger Boulevard, towards Gulf Course Boulevard, you run into the risk of hitting
10 what used to be an old landfill. Mr. Parish commented that the dual swell on the west side
of the 600 hangars was originally designed to go on the north side of the Henry Street
extension, but the builders begun penetrating the outside boundaries of the landfill and had
to change the plans. Commissioner Seay commented that there was a designation as a
brownfield based on that landfill and opined that the Airport look at some opportunity for
15 clean up at some point. Mr. Parish opined that clean up at best will be a fee to relocate the
items to a new landfill and at worst, some environmental mediation. Commissioner Seay
inquired if there's been an environmental assessment completed on it. Mr. Parish
commented that it has not been completed and there are no records of the landfill being
closed. He commented that the company that put the Master Plan together put things where
20 they see best and that some things may need to be shifted as it comes together.
Commissioner Hancik commented that he would still like to see additional hangars for
storage in conjunction with AECOM. Chair Herston inquired if the expansion was
additional hangars north towards Challenger Boulevard. Mr. Parish agreed that the Master
Plan shows that and that the project was put out for proposals, but nothing was returned.
25 He commented that new hangars cost over \$80,000 per unit and opined that 24 units at
\$600 per month would result in few tenants. Attorney Carr inquired if it is a regulated rate
or something the Authority establishes. Mr. Parish commented that it is, and Sarasota had
bids of approximately \$74,000 per unit to replace existing hangars, which means utilities
and slabs are already in place. He opined that an additional 24 hangars would be a good
30 addition, that he can speak with AECOM to bring the contract back to add the design for
additional T-hangars and put it out to bid, and that the Board should keep in mind that will
be 100% the Authority's money to build. Commissioner Seay commented that she is in
favor of the project and feels it's the best time to complete it. Commissioner Hancik
commented that Sunseeker may bring in individuals with their own aircraft and opined that
35 box hangars may be suitable instead of T-hangars. Commissioner Seay commented that
Sunseeker is now focusing on hotel rooms instead of condominiums and that making
decisions based on the resort may not be in the best interest of the Airport but should be
keep it in mind. **Commissioner Seay motioned to approve the engineering contract
with AECOM Technical Services, Inc. in the amount of \$121,165.00 as presented.
Commissioner Coppola seconded. Motion passed unanimously.** Commissioner
Coppola commented that Sunseeker has changed considerably from the original plan and
40 that if it does stay geared towards more hotel rooms, the guest will be flying in on Allegiant,
not bringing in their own aircraft. Mr. Parish commented that the money offered to the
Authority for the GA Facility needs to be handled first and then the hangar situation can
be addressed. Mr. Parish commented that he has been working with Economic
Development and the Governors office for funding for a continuation of Challenger
Boulevard to the new Piper Boulevard.

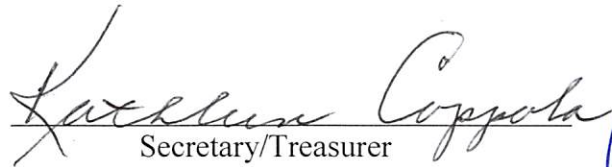
11. Citizen's Input

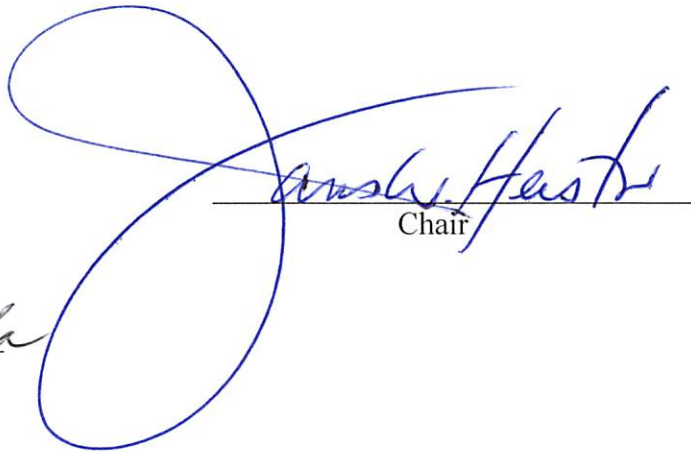
45 **Joe Makray** – Commented that many people are on multiple hangar waiting list but opined
that those people want to be at the Punta Gorda Airport as they live here. He inquired on how
soon the T-hangars would begin being built. Mr. Parish commented that no decision has been
made on the time frame.

Councilwoman Prafke – Inquired that the Board consider having Mrs. Miller put items regarding projects up on the Airport’s website, so the Punta Gorda City Council can direct the public to the appropriate place rather than an individual. Mr. Parish commented that all information is available on the Airport’s website and that he will have Mrs. Miller provide links. Councilwoman Prafke commented that she searched the Airport’s website for Master Plan, that nothing was returned and opined that the website is not easily searchable. She commented that she would like to provide information as residents will ask. Commissioner Seay commented that something may be wrong with the Airport’s website search function as she searched for something and it returned with nothing found, even though she is aware the items are on the website. Mr. Parish commented that he’ll have Mr. Montoya and Mrs. Miller look at the search engine and that there are ALP’s on the website showing what’s happening and when.

12. Adjournment

Meeting adjourned at 10:01 a.m.


Secretary/Treasurer


Chair