

**CHARLOTTE COUNTY AIRPORT AUTHORITY**

**MINUTES OF SPECIAL MEETING – AUGUST 29, 2019– 9:00 A.M.**

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**1. Call to Order**

**2. Invocation**

10 Commissioner Herston gave the invocation.

**3. Pledge of Allegiance**

**4. Roll Call**

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**Present:** Chair Seay; Commissioners Andrews, Coppola, Hancik and Herston; CEO Parish; Attorney Carr; Ms. Hendren; Mr. Ridenour; Mrs. Cauley; Ms. Pedigo; Mr. Laroche; Mr. Payne; Mr. Mallard, and Mrs. Miller. **Others present:** Jim Kaletta; Cara Reynolds; Commissioner Deutsch; Jim Williams; Councilwoman Carey; David Gammon; Stan Smith; Joe Makray; Deborah Ederer; Mike Mapstone, others from the private sector and a member of the press.

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**Chair Seay added an additional Citizen’s Input after agenda item 6. Hangar 115 and Adjacent Modular Office Building RFP Selection.**

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**5. Citizen’s Input**

**Commissioner Deutsch** – From the Charlotte County Board of Commissioners, complimented the school administrators, members of the school board and the Board’s attorney for working towards a solution for the Hangar 115 lease.

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**Jim Kaletta** – Opined that a flight school will benefit the Airport, that there are no regulations requiring an A&P school to be on Airport property, and that the school still has to find qualified instructors with degrees to teach which will take years. He opined that a vocational school should have all classes in one location as he objects using his tax money to bus students to and from the Airport for class.

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**6. Hangar 115 and Adjacent Modular Office Building RFP Selection**

Chair Seay commented that at the previous Board meeting, Attorney Carr was tasked with finding a solution that allowed for the School Board and AeroGuard to coexist on Airport property. Attorney Carr reported that he and Mr. Parish discussed the School Board’s needs, discussed the flowchart within 14 CFR Part 147 (attached), opined that the School Board is only on the initial inquiry to the FAA, and reported that the School Board will not need to utilize the building until they get to the “Document Compliance” phase of the flowchart. He commented that prior to that phase, the School Board only needs access to a building to do a facility layout, that once the layout is approved by the FAA they will need access to the building, and that the FAA may deem that building to be inadequate. He opined that AeroGuard subleasing from the School Board will not work. He commented that his solution is concurrent leases that run simultaneously and reviewed his recommended motion (copy attached). Chair Seay thanked Attorney Carr for his efforts to find a solution. **Commissioner Andrews motioned to approve negotiations of concurrent leases on hangar 115 and the**

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**adjacent modular building as presented by Attorney Carr. Commissioner Herston seconded.** Commissioner Hancik opined that his initial reaction to the motion is that the lease terms should be reversed as the School Board is so far out from being able to operate and that Attorney Carr did a good job. He inquired if the State Educational Board also have to approve the school. Chair Seay opined that they are subject to the same state requirements. Ms. Reynolds commented that during the past legislative session, the state legislator loosened technical college requirements for teachers which allows them to teach for a number of years without an official teaching degree and that the curriculum still needs to be approved. Attorney Carr commented that within the proposed motion, the school board has three years to receive acceptance from the FAA and that if it is not completed within that time frame, the lease would terminate as a result. Commissioner Hancik confirmed with Attorney Carr that in that circumstance, AeroGuard would remain in possession of the premises. Attorney Carr commented that he provided them with three years, and he doubled the originally estimated time frame to complete the approval and that the FAA does have to approve the instructors. Commissioner Hancik commented that Sarasota Airport has just entered into an architectural contract to build a facility for an A&P program and opined that the School Board should reach out to them to see how they are creating their program. Mr. Parish commented that Sarasota’s program received the same funding that the School Board received. Commissioner Coppola inquired if having two A&P programs so close together will decrease the possibility of the FAA approving the School Board’s program. Commissioner Hancik commented that it will only result in competition of students. Commissioner Coppola inquired if there’s a liability to the Airport if anyone is injured. Commissioner Hancik opined that those matters should be taken care of within the master lease. Attorney Carr confirmed that those types of scenarios will be taken care of within the lease. **Motion passed unanimously.**

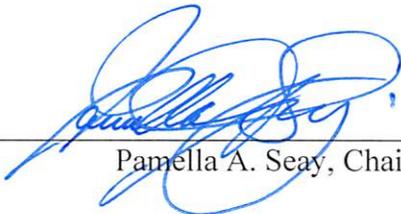
7. Citizen’s Input

**Cara Reynolds** - The District One representative from the Charlotte County School Board, thanked Attorney Carr, Mr. Parish, and the Board for their work on finding a suitable compromise for both parties.

Commissioner Hancik inquired if AeroGuard can immediately utilize the premises. Attorney Carr clarified that the County has a current lease until October 1<sup>st</sup>, that there has been discussion of a cooperative relationship to utilize the building during the month of September and that all leases are set to be negotiated to begin October 1<sup>st</sup>.

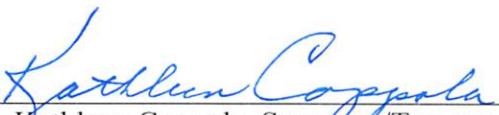
8. Adjournment

Meeting adjourned at 9:23 a.m.




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Pamella A. Seay, Chair




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Kathleen Coppola, Secretary/Treasurer