

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING – DECEMBER 19, 2019– 9:00 A.M.

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1. Call to Order

2. Invocation

10 Chair Seay gave the invocation.

3. Pledge of Allegiance

4. Roll Call

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Present: Chair Seay; Commissioners Andrews, Coppola, Hancik and Herston (arrived at 9:36 A.M.); Attorney Carr; CEO Parish; Mr. Mallard; Ms. Hendren; Mr. Ridenour; Mrs. Cauley; Ms. Desguin; Mr. Laroche; Mrs. Miller; Mrs. Delph; Mrs. Harper, and Ms. Pedigo.
Others present: Jim Kaletta; Lionel Shuman; Mark Kistler; Steven Henriquez; David Gammon; Gary Harrell; Joe Makray; Richard Pitz; Stan Smith; Councilmember Miller; Venessa Oliver; Cara Reynolds; Deelynn Bennett; Stephen Nowell; Tom King, others from the private sector and a member of the press.

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5. Citizen’s Input

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6. Additions and/or Deletions to the Agenda

7. Employee Service Recognition

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Mr. Mallard presented Ms. Desguin with a Five Years of Service Award.

8. Consent Agenda

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Commissioner Andrews motioned to approve the Consent Agenda. Commissioner Coppola seconded. Motion passed unanimously.

9. Secretary/Treasurer’s Report

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Mr. Parish opined that the most important sections of the Accounts Receivables sheet are the 61-90 days and 91 and over columns. He commented that over two thirds of the balances have been paid and that Staff is still working to collect remaining balances in full. He commented that expenses and revenue are in line with the budget for October and net position is \$82 million with just over \$14 million in cash. He commented that cash will be back to \$15 million next month and that it decreased due to large bills that had to be paid for construction prior to reimbursement. He commented that approximately \$6.8 million has been collected with an additional \$6 million to collect in PFC funds and that PFC Application Three will begin mid-2020. He commented that you can only collect funds for what projects are happening and that regardless of if projects have been completed, you can no longer collect funds when you reach the approved limit unless more projects are approved for collection. He commented that there is only approximately two years of collection left on the current PFC.

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10. Liaison Reports

- 5 a) **Punta Gorda City Council** – Commissioner Hancik introduced Councilmember John Miller as the new City of Punta Gorda liaison for the Authority.
- b) **Board of County Commissioners** – No report due to Commissioner Herston’s absence.
- 10 c) **Metropolitan Planning Organization** – Commissioner Andrews reported that he attended the MPO meeting on December 16th. He commented the during the MPO’s election of officers, Commissioner Tiseo was elected Chair, Commissioner Constance the Vice-Chair and MPO-AC Representative, and that he (Commissioner Andrews) was elected as the alternate MPO-AC Representative. He provided updates on the FY 2023-15 24 Transportation Improvement Program (TIP) amendment, the Citizens, Technical and Bicycle and Pedestrian Advisory Committees, Burnt Store Road construction, 2045 Long-Range Transportation Plan and the updated 2020 MPO Legislative Position Statement. He commented that Wally Blain from Tindale Oliver and Associates provided the MPO with a presentation that include employment estimates and opined that the Authority should request the same presentation at a future meeting. He opined 20 everyone should visit the MPO’s website at www.CCMPO.com to review the ongoing projects.
- 25 d) **Community** – Commissioner Coppola reported that the Authority, joined by the PGD Canine Comfort Crew, participated in the Christmas Parade and that she attended the Commissioner’s Education Meeting by Richard Corcoran, Women’s Club luncheon, and the Republican Executive Committee. Commissioner Andrews commented that the PGD Canine Comfort Crew excited the kids along the parade route.
- 30 e) **State Legislation** – Chair Seay congratulated Mr. Parish and Staff for the \$6 million FAA Grant. She commented that Representative Grant is carrying forward request on behalf of the Authority in an attempt to seek \$1.95 million in funding. She reported that the request was passed favorably through the House Transportation Tourism Subcommittee and that it’s moving forward to the next Committee. She commented that the Aviation Fuel Tax Bill was filed in the Senate and that there is not a House 35 companion Bill yet. Mr. Parish commented that the House has decided they can address Aviation Fuel Tax without a Bill by encompassing it into the tax package. He commented that the airlines have made a strong push to eliminate the Fuel Tax in Florida and that the money from the tax is legally required to go back into Airports. He reported that tax was lowered two years ago but didn’t take effect until October 1st of this year. 40 He reported that FAC is fighting Toro as they should be paying just like every other car rental on Airport property, that there’s a Bill on engineering inspections they’re attempting to have fixed, the Real ID requirements, that there’s some Bills regarding Special Districts he’s following, and that the State is looking at eliminating profession licensing and reviewing which ones should be required. He opined the biggest issue is 45 the Fuel Tax Bill and that he and Sarasota’s CEO Rick Piccolo are scheduling a meeting with Senator Gruters to discuss the matter. He commented that Mr. Piccolo is currently busy as an individual drove through Sarasota’s security fence, down a perimeter road, and into the baggage claim area early this morning. Attorney Carr inquired as to why the individual did it. Mr. Parish commented that the individual is seriously hurt, and they 50 aren’t sure why as of now. He reported that a continuing resolution was passed for the

AIP Program to continue next year, that there is discussion of supplemental legislation and that the additional \$6 million Grant was from the supplemental funding. He opined that the Airport is in line for funding for future projects and that PFAS legislation pertaining to ARFF did not end up in the final draft of the Armed Forces Bill.

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11. Attorney’s Report

Attorney Carr commented that he’s deferring on SuperTrak and the School Board as they will be brought up later in the meeting. He reported that negotiations and closing have been completed for the land required for the extension of Runway 22, the land for the Runway 33 extension is under contract and should conclude within the next 30 days per Attorney Hackett, he’s awaiting final comments on the Euro-Wall and PSC Warbird joint lease, and that Gulf Contours previously missed their payment to the tax collector but it has since been brought current.

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12. CEO’s Report

a) **Development Update** – Mr. Parish reported that an application has been submitted for the design phase of Runway 4-22 rehabilitation, the security fencing is on the agenda for approval, Runway 22 north end property acquisition has been completed, the three-way agreement for Runway 33 property acquisition is almost complete, permitting is being finalized for widening the roads into and out of the Airport and in front of the terminal, phase one of the parking lot expansion should be bidding soon, the Administration building expansion is being held off on, \$6 million in funding was secured for the General Aviation ramp and taxiway, Building 207 will be part of the bid package for the General Aviation center, Runway 15-33 rehabilitation and extension is under construction and wetland mitigation phase one will begin soon.

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Commissioner Herston arrived at 9:36 a.m.

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Commissioner Herston inquired as to if a retention pond is depicted on the left of the Airport Road graphic within the Development Update on the Roadway Network Improvements page. Mr. Parish commented that what Commissioner Herston is referring to is an outline of the old Airport Road.

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b) **Marketing Update** – Mrs. Miller reported that November was a busy month with a media reach of 130 million due widely to the Air Show, AeroGuard, new Allegiant Service and local coverage. She commented that Florida Weekly wrote an article comparing the Allegiant Airports and she’ll be promoting the Why Fly PGD campaign more in the coming months. Chair Seay commented that 130 million is phenomenal and complimented Mrs. Miller on her hard work. Commissioner Herston inquired as to what the typical reach is. Mrs. Miller commented that it’s between four (4) to eight (8) million depending on how busy the month is.

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c) **Aviation Report** – Mr. Mallard reported on passenger counts, fuel sales and gallons pumped, aircraft ops, and hangar vacancies.

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13. Old Business

5 a) **School Board of Charlotte County Lease** – Mr. Parish reported that the final lease is very similar to the lease previously presented. Attorney Carr commented that he was tasked to find a solution to accommodate both parties, that he developed the concept of a concurrent lease which lead to legal discourse between he and the School Board’s legal representation, Mr. Parish and Mr. Dionisio interjected and a final lease was since been negotiated and approved by the School Board. **Commissioner Andrews motioned to approve the School Board of Charlotte County Lease as presented. Commissioner Coppola seconded.** Commissioner Herston commented that on page four of the lease, there is a misspelling. Attorney Carr confirmed there is a “t” missing on “the”.

10 Commissioner Hancik commented that he would like to note there is a requirement on page three that requires the School Board keep the Airport aware of their filing with the FAA and opined it’s important for the Authority to keep track of their progress. Chair Seay inquired if Commissioner Hancik feels as if the update should be a regular agenda item. Commissioner Hancik opined that it doesn’t need to be a regular item, that they can report to Mr. Parish and he can report to the Board. Mr. Parish commented that the School Board will be reporting on their progress with the FAA as it triggers different things within the lease, that there won’t be much progress within the first nine months, and that they cannot begin advertising until a certain point in the FAA process. He commented that he will provide updates as they become available. Commissioner Hancik opined that there isn’t much knowledge of the relationship between AeroGuard and the School Board sharing the facility. Attorney Carr commented that the School Board cannot occupy the facility until the FAA has approved their floor plan and that at that point in the process, the School Board can choose to notify the Airport, in which AeroGuard would then move out and give full occupancy to the School Board. He commented that prior to that, the School Board is only entitled to enter the building to develop their floor plan. Commissioner Hancik opined that he doesn’t know how long the process with the FAA will take and that a plan B should be developed to take care of AeroGuard. Attorney Carr commented that safeguards were put into place to ensure AeroGuard had plenty of notice of when the School Board will take over the building.

25 Commissioner Coppola inquired if anything under insurance requirements cover rules and regulations against drug use or smoking. Attorney Carr commented that there isn’t anything specific listed for those terms. Chair Seay opined that someone from the School Board should discuss that as she feels it’s probably in their regulations. Cara Reynolds, a School Board representative, commented that there is a Student Code of Conduct and Handbook that has to be followed that does not allow drug use or smoking. Attorney Carr inquired if Ms. Reynolds is aware of where the School Board is in the FAA process. Ms. Reynolds commented that the School Board has had meetings with the FAA, that they’re progressing faster than anticipated and that Deelynn Bennett can report more on their progress. Mr. Parish commented that the next FAA meeting cannot happen until the lease is approved for the facility. Deelynn Bennett, the Director of Charlotte Technical College, reported that Stephen Nowell has been hired as the program manager of the Aviation Maintenance and Powerplant Program, a recruiting managers position will be posted soon, and interviews have taken place for a secretarial administrative assistant that will move onsite when they take over the facility. She commented that following the Authority’s meeting, she’ll be meeting with Mr. Dionisio and Sheryl Edwards to discuss the submission of the PASI application, that they’ve had one orientation meeting with the FAA, that the document phase is almost complete without FAA approval to start and that classrooms are already being set up at the Technical College. Commissioner Herston inquired as to the term dates of the lease.

45 Attorney Carr commented that the School Board requested the term dates to ensure if

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they need to terminate, they aren't doing so in the middle of a school year. **Motion passed unanimously.**

5 **14. New Business**

- 10 a) **CEO's Annual Evaluation** – Chair Seay commented that the Board average is 4.476, congratulated Mr. Parish on his excellent score and commented that no additional steps are needed as all raises were negotiated within the original contract. Commissioner Herston inquired as to why Commissioner Hancik did not have any individual category scores displayed. Commissioner Hancik commented that he provided Mr. Parish with a narrative that they reviewed together and only gave an overall score. He opined that he has a better insight as to what the job entails as he previously held a similar position and feels as if he grades slightly harder, which is why there is no category scores, only an overall score. Commissioner Coppola commented that Commissioner Hancik did not provide category scoring the previous year either. Chair Seay opined that Mr. Parish's performance is above average and is reflected within not only his accomplishments but also those of his Staff as he is a leader. Commissioner Herston opined that the average of each column is inaccurate as Commissioner Hancik does not have a score within his column. Ms. Desguin commented that each of Commissioner Hancik's columns have a 3.7 hidden within them as his overall score was a 3.7.
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- 25 b) **Election of Officers** – Chair Seay passed the gavel to Attorney Carr to hold the Election of Officers. Attorney Carr commented that this election was supposed to held in November but due to the limited number of Commissioner's in attendance at the previous meeting, it was postponed until December. He requested nominations for Chair. Commissioner Herston nominated Commissioner Seay. Attorney Carr closed Chair nominations and requested nominations for Vice-Chair. Commissioner Seay nominated Commissioner Herston. Attorney Carr closed Vice-Chair nominations and requested nominations for Secretary/Treasurer. Commissioner Herston nominated Commissioner Coppola. Attorney Carr closed Secretary/Treasurer nominations and requested nominations for Assistant Secretary/Treasurer. Commissioner Andrews nominated Commissioner Hancik. Attorney Carr closed Assistant Secretary/Treasurer nominations. He commented the nominated slate is Commissioner Seay for Chair, Commissioner Herston for Vice-Chair, Commissioner Coppola for Secretary/Treasurer and Commissioner Hancik for Assistant Secretary/Treasurer. **The Board voted unanimously for the nominated slate.** Attorney Carr passed the gavel back to Chair Seay.
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- 40 c) **Vasey Aviation Group Real Estate Development Agreement** – Mr. Parish commented that he has included Mr. Vasey's development resume within the agenda packet. He opined that one struggle being faced is large and small corporations are coming to the Authority looking for funding. He commented that the County does not have development funds and the Airport is not in the position to bring large sums of money to a project. He commented that Mr. Vasey has the ability to bring together the corporations looking for funding and those willing to provide funding. He commented that he's been speaking to Mr. Vasey about numerous projects including the new FBO, Intrepid Aerospace, and Megal Corporation and opines that Mr. Vasey would be well utilized as the middleman between the companies and the funding sources to begin projects. He opined that it would be more cost effective to hold Mr. Vasey on a one-year
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retainer contract than to pay his company a per time fee, which is usually a percentage. He commented that Mr. Vasey's first experience with the Airport was when Skybus tasked him with making sure the 16,000 square foot terminal plan would work for their operation. He commented that he has followed Mr. Vasey's work and opines that there's a lot that Mr. Vasey can bring to the table. Chair Seay commented that she is aware Mr. Vasey has knowledge of Public Private Partnerships and spoke highly of his previous work experience around the country. **Commissioner Andrews motioned to approve the Real Estate Development Agreement with Vasey Aviation Group as presented. Commissioner Hancik seconded.** Commissioner Hancik opined that hiring Mr. Vasey is a good idea and that he'd like to see a quarterly report sent out to each individual Commissioner as to what he is accomplishing. Mr. Parish opined that unless it is a confidential project, he sees no issue with a monthly report from Mr. Vasey as to what is being accomplished. Commissioner Herston opined that the agreement does not say it's for a retainer. Mr. Parish commented that the agreement as written is \$5,000 per month regardless of if he does \$10,000 or \$2,000 worth of work per month. Commissioner Herston commented that there is no number nine (9) listed on the agreement. Chair Seay commented that number nine (9) should be "Government Official", which is listed in the correct place but is missing a number. Mr. Parish commented that he will correct that clerical error. Commissioner Hancik confirmed with Mr. Parish that if Mr. Vasey were to bring in a big investment to the Airport that he would not be entitled to any additional funds or percentages. **Motion passed unanimously.**

d) **FDOT PTGA and Resolution 2019-04 – Runway 22 RPZ Fencing** – Mr. Parish commented that this agenda item has two parts being the Grant and Resolution each have to be individually accepted. He commented that FDOT found an additional \$100,000 in funding for the fence to surround the newly acquired property. **Commissioner Coppola motioned to accept the FDOT Public Transportation Grant Agreement (PTGA) as presented. Commissioner Andrews seconded.** Commissioner Herston inquired if the graphic on page 18 of the PTGA is an actual CIP graphic. Mr. Parish commented that the area shown on the map is the area the FAA allowed the Airport to purchase, that additional land was purchased that FDOT is going to fund fencing for and that the length of the fence is the same. Commissioner Hancik inquired as to the height of the fence. Mr. Parish commented it's a six-foot fence with barbed wire at the top to match the current fence and that it will be a secondary fence as it's outside of the AOA area. **Motion passed unanimously. Commissioner Herston motioned to approve Resolution 2019-04 as presented. Commissioner Coppola seconded. Motion passed unanimously.**

e) **SuperTrak Lease Extension and Purchase** – Mr. Parish commented that the SuperTrak lease expires in three (3) years and that under the existing lease written approximately 30 years ago, SuperTrak is entitled to all improvements. He commented appraisals were completed, a purchase price has been negotiated and SuperTrak has agreed to a new lease. He commented the new lease would include the remaining three (3) years of the current lease at \$10,000 per month, an additional five (5) years at \$18,000 per month with an option to extend an additional five (5) years, for a total of a 13-year lease. He spoke on the graphic provided within the agenda packet (attached) as to the financials of each option that can be taken by the Board. Chair Seay confirmed with Mr. Parish that the Airport would purchase the building and re-lease it to SuperTrak and that the current SuperTrak lease is one of the last remaining leases where the Airport does not receive the property at the end of the lease. Mr. Parish commented that a major

concern with the companies that would like to be located on Airport property is that any facility they build has to revert back to the Airport per the FAA at the end of the lease. He commented that the Airport has entertained a buy back agreement with some developers, but it has not been successful. Commissioner Herston opined that by his
5 calculations, SuperTrak's current lease should expire in 2019, with the final five (5) year option expiring in 2024 and that the spreadsheet list the final expiration as 2022. Mr. Parish commented that the old lease would be eliminated, and the new lease would take over the remaining time. Commissioner Herston inquired if SuperTrak ever did anything with land parcel two (2). Mr. Parish commented that parcel two (2) was returned to the
10 Authority as they had the right to first refusal. Commissioner Hancik commented that last meeting he opined SuperTrak should have been a workshop subject, but it was not addressed. Attorney Carr inquired if Commissioner Hancik's comment is a motion to move the matter to a workshop. **Commissioner Hancik motioned to move the SuperTrak topic to a workshop at a future date. No second received and motion fails. Commissioner Andrews motioned to approve the Agreement for Early Termination of Land Lease, Sale of Building, and Lease of Building and Land. Commissioner Coppola seconded.** Commissioner Hancik commented that he does not understand why the Authority would purchase the building for \$1.7 million if there is a chance it may be turned over at the end of the lease. He opined that just prior to the end
20 of the lease, Mr. Parish should discuss with the owner of SuperTrak what his intention is with the building. He opined that the money would be spent better on an upcoming project. Chair Seay commented that a concern she has is that if the Authority does nothing, at the end of the current lease, SuperTrak can demolish the building with their own equipment and the Authority will only receive the land back. She commented that in a similar situation, the previous Lessee of the racetrack dismantled the inside of their
25 building as their lease allowed it, resulting in a lot of additional money being spent for the next tenant. Mr. Parish commented that over the first eight (8) years of the lease, \$1.44 million will be paid to the Authority and that the original document had a mistake within it. Attorney Carr inquired if the document provided reflects the correct numbers. Mr. Parish commented that the lease in front of the Board is not final. Attorney Carr commented that the motion is to approve the document as presented and that it needs to be noted if that's not the desire. Mr. Parish commented that the termination of the lease is correct however the lease moving forward is missing three years in a clerical error. Commissioner Hancik inquired if the Authority will only recover \$1.4 million on a
35 building costing \$1.7 million. Mr. Parish commented that the Authority is guaranteed to receive \$1.4 million back with an asset available for use at the termination of the lease. Commissioner Coppola inquired as to what the building will be worth at the end of the lease. Mr. Parish commented that it's currently appraised at \$1.7 million. Mr. Parish commented that a pre-purchase inspection was performed, and the current tenant has corrected the items that were reported. Chair Seay invited Tom King, the president and owner of SuperTrak, to speak. Mr. King commented that he's been a tenant for 21 years, that he originally assumed and renewed a lease from Tractor Marine that will expire in 2023. He commented that he has no intention of leaving the Airport, that he's been in operation since 1998, currently employees 16 people and does business globally. He
45 commented that when he received the notification that the lease was ending, he contacted Mr. Parish to let him know he'd like to extend the lease and Mr. Parish opined that a lease extension could cause an issue as SuperTrak owns the building. He commented that the facility is 35,000 square feet with overhead cranes and that through the appraisal he had completed, a fair market value was decided upon at \$1.75 million. He commented that he has spoken to his partners and if SuperTrak's lease is simply
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5 terminated in 2023, they have decided they will not provide the building back to the Authority. He commented that he and his partners have decided they will sell the building to the Authority, guarantee an eight (8) year lease, and have intentions of additional extensions after the eight (8) years. He commented that after the four (4) to one (1) approval at a previous meeting for Mr. Parish to move forward with negotiations, an additional two (2) appraisals and inspection were completed by the Authority. He opined that he would like the Board to understand his companies' current position and desires for their building. Commissioner Hancik thanked Mr. King for attending and discussing his side of the story. He opined that he would like to see the Airport recoup the cost to purchase the building during the term of the agreement. Mr. King opined that he would be happy to sign an agreement that SuperTrak will guarantee a lease until the Airport has recouped the cost of the building with his only request being that the first three years of the lease be only \$10,000 per month in rent. Attorney Carr commented that he would like the record to reflect Mr. King has waived the conflict himself. Commissioner Herston thanked Mr. King for speaking to the Board and inquired as to what the return would be on the building. Mr. Parish commented that the beginning of the third year would be a 10% return. Commissioner Herston commented that a purchase of \$1.7 million is approximately \$49 per square foot and based upon the presented lease, payment is only \$25 per square foot at year five. Mr. Parish commented that the graphic presented is what he's proposing, which is \$120,000 per year for the first three (3) years, \$216,000 per year for the second five (5) years, which can be changed to a three (3) year and eight (8) year term with a five (5) year option. Commissioner Herston opined that purchasing the building is a much better return for the Airport. Mr. King commented that he has no intention of leaving the building but would like to ensure they have the ability to occupy the space for a while. Commissioner Hancik commented that a new document will need to be written to properly explain the changes discussed during the meeting. Commissioner Herston commented that he reviewed the deeds and leases and inquired as to why there is a Quit Claim Deed listed within the Agreement instead of a Warranty Deed. Mr. Parish commented that with the discussed rates, the Airport can recover the cost of the building nine and half (9.5) years into the lease so the lease can be written as a three (3) and seven (7) year term with a five (5) year option. Mr. King commented the time frames will work. Attorney Carr commented that a Quit Claim Deed is required as SuperTrak is giving title and ownership of anything and everything they own in the leasehold or improvements to the extent that they have an ownership interest. He commented that SuperTrak is not warning they own anything, just saying they're Quit Claiming over. He commented in the Termination Agreement, it's simply to eliminate any right to owner interest regardless of if it exists or not. He commented a Warranty Deed is to warrant certain titles to things however, SuperTrak is not saying they're warranting anything, just transferring the ownership. Commissioner Herston inquired if it would be better to use a Warranty Deed. Attorney Carr opined that it is not required within this situation. Mr. Parish clarified once again the lease term will consist of three (3) years, seven (7) years, and then five (5) years. Chair Seay commented that if other terms are necessary, they will need to come from Mr. Parish and Attorney Carr.

45 **Commissioner Coppola withdrew her second. Commissioner Andrews withdrew his motion. Commissioner Herston motioned to authorize Mr. Parish to move forward with the finalization of negotiations on an Agreement for Early Termination of Land Lease, Sale of Building and Lease of Building and Land based on the three (3) year, seven (7) year, and five (5) year term as discussed today. Commissioner Coppola seconded. Motion passed unanimously.** Mr. King thanked the Board.

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5 f) **T-Hangar Rent Rate Update** – Mr. Parish opined that a new T-hangar facility will be significantly more expensive than the current buildings. He commented that to receive a 10% rate of return, the rental rate would be approximately \$1,300 per month. He opined that to assist with moving forward to build new hangars, the Authority should increase the existing hangar rate for new tenants only, keeping the current tenants at their current lease rates. He commented that those that have been on the waitlist since 2018 would be grandfathered into the old rate. He commented that he has received feedback that no one is willing to build hangars on Airport property due to the inability to compete with the current hangar rent rates. Mr. Parish commented that he has had discussions with a group that have expressed an interest in building hangars if the Authority increased rent rates. He commented that similar to the use of the extra funds within the parking lot fund, he would like to use the extra funds from the hangar rent to fund the Authority's portion of the construction of new hangars in the future. He commented he's currently looking at a 24-unit standard hangar and five (5) unit larger hangar facility in the 600 series area. He commented the new hangars will be able to accommodate ADG1 aircraft with up to 49 feet wingspans, that the doors will be between 50- and 55-feet on the larger hangars. He reported he did a survey of comparable hangars in the area and that raising the rent will put the Authority in line with the rent rates of the other Airports. Chair Seay confirmed that the proposal is to increase rent rates between \$425 to \$450 per month for new tenants while keeping current tenants at their current rate of \$275 to \$300 with a 2.5% yearly increase listed in their lease. Commissioner Hancik confirmed with Mr. Parish that the new lease agreements would have the annual rent rate increase of 2.5% and opined that he doesn't feel the rate increase should be implemented until the Board commits by either Resolution or some other means to build new T-hangars as the increase is to offset the cost of building new hangars. Mr. Parish commented that new T-hangars will be put out to bid early next year. Commissioner Coppola opined that there is a demand for new hangars and that she has been asked about building larger hangars. Commissioner Hancik opined that the five (5) larger hangars Mr. Parish plans to build is adequate and that he is concerned if the bid comes back too high that it will not be built, and the additional rent money will be collected for no reason.

Chair Seay called for a break at 11:05 a.m.

Meeting reconvened at 11:11 a.m.

35 Chair Seay reviewed that the request is to increase rent rates between \$425 to \$450 per month for new tenants while keeping current tenants at their current rate of \$275 to \$300 with a 2.5% yearly increase. Commissioner Hancik inquired if the first approximate 16 individuals on the waitlist will be grandfathered into the old rate as they've been on the list since 2018. Mr. Parish opined that he recommends that take place and that it will ultimately be up to the Board. Commissioner Herston inquired what will happen to the tenants with existing leases when they terminate. Mr. Parish commented that the current tenants' leases will automatically renew at their current rate, plus 2.5% per year. Commissioner Herston opined that he agrees with the \$425 to \$450 rent rates as it allows the Airport to be in the median range of the areas hangar rates. Mr. Parish commented that it is his intention to put all additional money from the rent increase into a fund for construction and maintenance. Chair Seay commented that she's looking for a motion to approve the updated T-hangar rent rates for new tenants plus those who are currently on the waitlist from 2018 forward. Commissioner Hancik confirmed with Chair Seay that the motion does not include a commitment to build new hangars. **Commissioner**

Andrews motioned to approve the T-hangar rent rates to \$425 and \$450 for new tenants and those who joined the waitlist after 2018. Commissioner Coppola seconded. Motion passed 4-1 with Commissioner Hancik voting no.

5 **15. Citizen’s Input**

Lionel Shuman – A 32-year hangar tenant, commented that the Board left off during Mr. Parish’s review that he is a chef during the Airport cook outs, and wished everyone a happy new year.

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16. Commissioner’s Comments

Commissioner Andrews – Thanked everyone for attending, wished everyone a merry Christmas and happy new year, and commented that he looks forward to seeing everyone next year.

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Commissioner Herston – Thanked Staff for their hard work and great job, welcomed members of the audience, and wished everyone a merry Christmas.

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Commissioner Coppola – Wished everyone a merry Christmas and happy new year, reminded everyone not to forget about Toys for Tots or soldiers overseas, and thanked everyone for attending.

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Commissioner Hancik – Wished everyone a merry Christmas and happy new year.

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Chair Seay – Wished everyone happy holidays and thanked them for attending.

17. Adjournment

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Meeting adjourned at 11:18 a.m.

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Kathleen Coppola, Secretary/Treasurer


Pamella A. Seay, Chair