

**CHARLOTTE COUNTY AIRPORT AUTHORITY**

**MINUTES OF REGULAR MEETING – OCTOBER 21, 2021 – 9:00 A.M.**

5    **1. Call to Order**

**2. Invocation**

          Chair Herston gave the invocation.

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**3. Pledge of Allegiance**

**4. Roll Call**

15       **Present:** Chair Herston; Commissioners Coppola, Hancik and Oliver; Attorney Carr; CEO Parish; Mrs. Paglialunga; Mr. Laroche; Mr. Duncan; Mr. Mallard, and Mrs. Cauley. **Others present:** Councilmember Miller; Commissioner Deutsch; Paul Piro; Dana Carr; Stan Smith; Steven Henriquez; Mark Kistler; Joe Makray; Steve Lineberry; Jerry Paul (via video); Rosanna Catalano (via video), and others from the private sector. **Absent:** Commissioner Andrews.

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**5. Citizen’s Input**

**Councilmember Miller** – Commented that this will be his last formal meeting he attends as a representative liaison for the City of Punta Gorda as his term is up in November. He commented that he has enjoyed coming to the meetings, that the Airport is a well-run organization, and that he suspects the Airport will continue to do well. Commissioner Hancik commented that he has maintained communication with Councilmember Miller and that there hasn’t been a lot of common interest matters occurring. Commissioner Coppola inquired as to who the new representative will be. Commissioner Hancik commented that during the next city council meeting they will make liaison assignments. Chair Herston thanked Councilmember Miller for his attendance and opined that the Board has been honored by his presence.

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**6. Additions and/or Deletions to the Agenda**

35       Mr. Parish added Agenda Item 12d. Air Show Update and commented that he’d like to skip Agenda Item 7. Employee Service Recognition until next month.

**7. Employee Service Recognition – *Postponed until next month***

40    **8. Consent Agenda**

**Commissioner Hancik motioned to approve the Consent Agenda as presented. Commissioner Oliver seconded. Motion passed unanimously.**

45    **9. Secretary/Treasurer’s Report**

          Commissioner Hancik reported on revenue, expenses, and operating gain for year to date and budget year to date. Mr. Parish commented that as traffic has increased above what is expected, expenses have also gone up a similar amount as revenue. He commented that Staff is very cognizant of expenses and tries to keep them at a minimum, which is why there is a slight variance. He commented that accounts receivables is doing very well in the 60-90 days category

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and that the only things showing in 0-30 days are items that are currently due unless otherwise noted under the explanation column on the report. He commented that September will be presented next month and that it is the slowest month of the year, which will show with a slight negative growth for that month. He commented that budget amendments will also be presented next month as the previous year is currently being closed out. Chair Herston opined that it's interesting that the September passenger numbers were actually the second-best September ever. Mr. Parish commented that he is expecting Allegiant to make a new city announcement soon although he's unsure as to what it is or if it's a replacement route. He commented that Avelo Airlines announced Sarasota this morning, that Staff has been working with Avelo, and that Avelo would like to fly into the Airport although they are run by former Allegiant Staff which makes the airline hesitant as Allegiant is the main carrier for the Airport. He commented that Staff will continue to work with them. He opined that the total assets column on the balance sheet will continue to increase with ongoing and future projects. Chair Herston inquired if the PFC report is part of the financial report. Mr. Parish commented that the PFC report is included within the Agenda packet for reference only as PFC's are money that the Airport puts aside to pay for things that are already approved by the FAA. He commented that to date the Airport has collected a little over \$10 million in PFC's with another \$8 million to collect in PFC three and additional funds in future PFC four. He commented that PFC four will begin about a year prior to PFC three expiring and that it will include some of the terminal expansion.

## 10. Liaison Reports

- a) **Punta Gorda City Council** – Commissioner Hancik had nothing to report.
- b) **Board of County Commissioners** – Commissioner Deutsch commented that the County is fiscally sound, is dealing with the American Rescue Plan Funds, and has set forth a Resolution as the Commission is concerned about the Legislator taking away the ability to deal with impact fees. He commented that the Veterans Day Parade is coming up, requested the Board RSVP to the Veterans Day program on November 11<sup>th</sup> at the William R. Gains Jr Veterans Memorial Park, and commented that there will be a surprise announcement that will be made during the program. He commented that the County is excited looking ahead and is planning 20 to 25 years ahead in some scenarios. He opined that the County will hit 200,000 people sometime in January or February and is approaching 30,000 veterans next year. He commented that he enjoyed the Air Show.
- c) **Metropolitan Planning Organization/Economic Development** – Chair Herston reported that the MPO had a regular meeting on October 18<sup>th</sup>, that a new Director was hired, and that on October 28<sup>th</sup> he has a meeting in Orlando with the MPO-AC. He commented that the private side of economic development is busy and that he has lost track as to what's happening. Commissioner Deutsch commented that the County is moving ahead with realistic possibilities of meeting the defined housing needs for the community. Chair Herston commented that there is activity adjacent to the Airport, that he is working with a roofing supply company, and that there's other interest in other properties.
- d) **Community** – Commissioner Coppola commented that the big news is the Air Show that was held last weekend and opined that the Charlotte Sun has done the Airport proud as they've run seven stories recently about the Airport. She commented that she attended the Air Show both days, that it was well attended, and that she really enjoyed the show. Chair Herston commented that Mr. Lineberry is appreciated for any articles or photos he took of

the Air Show.

- 5 e) **State Legislation** – Commissioner Oliver commented that she won't get into the legislative request as it's listed on the agenda however she understands the Airport will be making the full request instead of a joint request with the School Board. Mr. Parish commented that he spent the first portion of the week in Tallahassee in about 30 different legislative meetings. He commented that the meetings were mostly good, that the State is flush with cash, and opined that it's a good year to make a request. He commented that the items discussed were well received by everyone and that the two items that can affect the Airport are PFAS and 10 a bill that exempts property taxes for aviation uses. He commented that the Hillsborough County Property Appraiser disagrees with the wording in the bill resulting in them taxing all aviation uses at the Airport, that they won in the first round of a lawsuit, and that it's being appealed with a hearing in November. He opined that there won't be any changes to the legislation this year and that it's desired to have a modification to the language that will 15 clarify further to exempt all aviation uses from ad valorem taxes. He commented that he is still monitoring a law that went into effect this year that is a transparency law that larger airports are trying to change. He commented that it requires the Airport to post a lot of information on the Airport's website and that all of the information was previously on the Airport's website in multiple locations, but the law requires it be in one spot, which is not 20 a big deal for the Airport. He commented that the real problem with the law is the limits of expenditures that have to come to the Board first, which is not a big deal for the Airport but is a bigger deal for larger airports. He commented that he will start distributing the notes from the weekly meetings as soon they start so the Board can be up to date on everything.

## 25 11. Attorney's Report

Attorney Carr commented that it's extremely busy and that a lot of the things being worked on will be covered under Mr. Parish's report later. He reported that at the Board's direction he dealt with the Gulf Contours lease and that he decided an abatement agreement would 30 be better than extending the old lease or doing a new lease. He commented that he would like to note the document sent to Mr. Goin was signed without comment or request for modification, that he is being refunded a portion of his previous payments from the holdover clause, and that he is now back down to paying his regular monthly lease payment. He commented that he has also dealt with a derelict aircraft that has been around for about 13 35 years, that the owner was noncommunicative, and that a very detailed process was followed to prevent the Airport being held liable for disposing of the aircraft. He commented that the aircraft was bought by Charlotte Technical College (CTC). He commented that there are a number of large contracts with O-A-K and Johnson Laux Construction that are unique. He commented that the Board instructed Mr. Parish and himself to prepare a Resolution, that he did incorporate Commissioner's comments and performed a lot of research on the matter, 40 and that it is on the agenda today. He commented that Mr. Parish will present the other many items that are being worked on such as developing a ride share agreement, numerous leases, and opined that he believes the last piece has been completed for the Developers Agreement at the end of runway 15-33.

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## 12. CEO's Report

- a) **Development Update** – Mr. Parish reported that Staff is still in development for an RFQ of the spec building discussed last meeting, solicitations are out on the self-serve facility

5 and professional engineering and planning services, taxiway D rehabilitation is on the  
agenda, concepts are still being created for the rental car study, the 50 foot by 50 foot box  
hangars should have the design completed next month, the inline baggage system is in  
design with TSA and AECOM, the FBO hangar is working towards a guaranteed maximum  
price, Staff has met with and resubmitted documents to the new modal manager at FDOT  
10 about the roadway network improvements, runway 4-22 will close in January for about 12  
months for construction, the T-hangar projects were paused but will start again next month,  
the Air Center ramp and taxiway is scheduled to be paved next month, the Air Center  
building and parking lot is estimated to be completed late March, and the Woodlawn  
Relocation project will be completely closed next month. Commissioner Hancik inquired  
as to when taxiway E will be extended. Mr. Parish commented that the grading has started  
to complete the extension and that it will be completed at the same time. Commissioner  
15 Hancik inquired if it will connect with taxiway A. Mr. Parish commented that the FAA will  
only allow ADG1 aircraft to use the taxiway, that Staff is working with two different MROs,  
that he would like to get that approved to only build the extension once instead of twice,  
and that it is on next years planning documents with possible construction in 2023. He  
commented that the extension will be needed but he does not want to build the wrong thing.

20 **b) Marketing Update** – Mr. Parish commented that Mrs. Miller is out today as she is dealing  
with some family medical issues and that there is a detailed marketing update within the  
agenda packet. He commented that Mrs. Miller is doing a lot of work within the community  
including with CTC.

25 **c) Aviation Report** – Mr. Mallard commented that Sun Country has started service, that they  
list Rochester, Minnesota as a destination on their website however they utilize a bus from  
Minneapolis to get there, and that you can book the very high-end package through Sun  
Country’s website. He reported on passenger counts, fuel sales and gallons pumped, aircraft  
ops, and hangar vacancies. He commented that CTC will be removing the wings from the  
aircraft they purchased for airframe training and for taxi training. Mr. Parish commented  
30 that he would like to note the aircraft made it through Hurricane Charley basically  
untouched, that it has not moved since then except for when Staff has needed to move it,  
and that it was a hazard on the ramp. He commented that Staff is going to start sending out  
lease documents to the individuals on the waitlist as soon as a start date to build the T-  
hangars is received from the contractor next month.

35 **d) Air Show Update** – Mr. Smith commented that the Air Show was successful, that everyone  
loved the aircraft including the C-17 who asked to perform, that the C-17 had some issues  
however they were resolved with the help of Mr. Parish and Staff and opined that the  
working relationship with the Airport is the best he’s ever seen. He commented that the Air  
Show is coming back from almost being in bankruptcy and that he credits that recovery to  
40 Mr. Carr as the Chairman. He presented the Board and Mr. Duke with an Air Show flier  
signed by the Viper Demo team. Mr. Lineberry provided media marketing numbers prior to  
the Air Show and commented that he is sending out 4,000 emailed surveys to gauge attendee  
feedback. Mr. Carr commented that the Board and Airport Staff worked together well, that  
45 he is finishing his five years with the Air Show, and that the Air Show is now financially  
solvent. He commented that one of the things he is happiest about is the relationship  
between the Air Show and Airport management. He commented that he is going to rotate  
off from being Chairman and instead be a Director and that Mr. Smith will be the new  
Chairman. He commented that due to the intensity of the construction over the next year

the current intention is to forego next year's Air Show but come back strong in 2023. He commented that the Thunderbirds are in their decision process right now for their 2023 schedule and requested the Board create a Resolution to provide to the Thunderbirds in support of them returning. Commissioner Hancik inquired as to when the Resolution is needed. Mr. Smith commented the sooner the better, that they're currently in the process of deciding their 2023 schedule, and that the decision will be presented at the ICAS convention on December 06<sup>th</sup>. He commented that the Air Show has submitted a form requesting any time within the October or November 2023 time frame and opined that it will be a good way to bring the public back to the Airport after all of the construction projects. Commissioner Hancik inquired if November will be too late to complete a Resolution. Mr. Smith commented that it would be best to do one now if possible. Commissioner Oliver commented that she had a wonderful time at the Air Show, that she appreciated the hospitality, and that her three-year-old loved the coloring book. Commissioner Coppola commented that the only drawback she heard of was parking on the first day. Mr. Smith commented that there was an issue with another website posting 8 AM as the time the gates opened, that Mr. Lineberry had it shut down as soon as it was discovered, and that it created some issues that had to be resolved. Commissioner Hancik opined that it's important to reinforce what the Air Show Board has already stated which is that there are hundreds of volunteers involved in the Air Show. He thanked the Air Show Board and sponsors. Mr. Smith commented that it's also great marketing for the Airport and Allegiant who was taking off and landing during the show. Attorney Carr commented that he serves as pro bono council for the Air Show and council for the Authority and opined that part of the reason there is a good working relationship is due to the previous development of a comprehensive contract that outline responsibilities. He inquired with Mr. Carr if the contract is now terminated as there will not be an Air Show next year and he believes there was only a one-year extension. He opined that the contract should be in place prior to speaking to the Thunderbirds. Mr. Carr commented that it was a two-year contract and that this January it will expire and have to come back for renewal for at least another two-year period. Attorney Carr commented that any Resolution made should include that the Board will renew the contract and agree to host the Air Show in 2023. **Commissioner Hancik motioned to develop and transmit a Resolution to the USAF Thunderbird's in support of their performance in the 2023 Air Show at the Punta Gorda Airport while affirming that the Board will be entering into a contract with the Air Show Board.** Attorney Carr commented that he will circulate the Resolution for comment and then have it signed by Chair Herston if that's acceptable to the Board. **Commissioner Oliver seconded. Motion passed unanimously.** Mr. Parish commented that the contract was very controversial six years ago when it was released but since then, it has worked well as a framework to keep everyone on the same page.

### 40 13. Old Business

- 45 a) **Resolution 2021-04** – Mr. Parish commented that the presented Resolution is being provided at the request of the Board. **Commissioner Oliver motioned to approve Resolution 2021-04 with the following amendments: in second paragraph after the Whereas section, strike the words “elective process” from the first line and strike the next paragraph and replace it with “the Charlotte County Airport Authority supports modifying its elective process as follows: (1) eliminating the six month residency requirement as set forth in Chapter 2013-254 Laws of Florida and (2) imposing term limits of two terms per member with the clock to start in November of 2022”.** Motion

**failed for lack of a second. Commissioner Hancik motioned to approve Resolution 2021-04 as presented to be submitted to the Legislative Delegation on November 10<sup>th</sup> with representation by the Chair. Commissioner Coppola seconded.** Commissioner Oliver requested clarification be made for paragraph two as the Resolution states opposition to Chapter 2011-263 however the Board received legislative approval to change its elective process under Chapter 2013-254. She commented that the revision clarified the election was to be both partisan and required a six-month residency requirement and that she would like to clarify that it was completed without a referendum by Charlotte County residents. She commented that to clarify, she's unsure if the Board is asking to undo what was completed in 2013 or to reaffirm what happened in 2013 as well. Commissioner Hancik opined that his concern is if there is any change or requested change to the existing structure of the Authority it will open the door for other changes and commented that he understands Commissioner Oliver's questions however he would like to trust that Attorney Carr has reviewed everything accordingly. Attorney Carr commented that the modification Commissioner Oliver is referring to is one that was proposed by Commissioner Seay, that the elective process had been partisan at that time, that there was objection based upon the statute as written, and that Mr. Stamoulis determined that it had to be a non-partisan election. He commented that Commissioner Seay decided at that time that she wanted to make it both a partisan election and implement a six-month residency requirement. He commented that as drafted paragraph three speaks only to the member structure of five members, the elective process meaning elected county wide, and the geographical representation meaning the geographical representation is identical to that of the Charlotte County Commissioners and School Board. He commented that it does not speak to any modification to partisanship or the six-month requirement which is why it's limited strictly to any changes to Chapter 2011-263. Commissioner Oliver inquired if the Resolution specifies the Board opposes changes to the 2011 laws, does that mean that it supports changes to the 2013 law. Attorney Carr commented that it is not what the document means and that it cannot be assumed as there is no reason to even infer it from the verbiage of the document. Commissioner Oliver commented that she does infer it. Attorney Carr commented that he does not know any reasonable interpretation that would infer that from the document as it is very specific to dealing with the structure, elective process, and geographical representation and does not speak to partisanship nor the six-month residency requirement. Commissioner Oliver commented that her reading of the word elective process would include anything relating to the election of members of the Board, so she is clarifying that she is unsure. She commented that she opposes the Resolution as she opposes restrictions on access to the ballot and she supports term limits however she would like it to be crystal clear as to what the Board is voting on. Commissioner Hancik opined that it's important to recognize that the statute says the Authority must follow the lead of the Charlotte County Commissioners and how they're elected. He opined that there isn't a need to be in a legal argument at this point as each Commissioner has had the Resolution for around 10 days so those types of opinions should have already been voiced. He opined that any change on how the Board is elected needs to go to the voters of Charlotte County, not just changed by legislation, as people need to have a voice as to how Commissioners are elected. Commissioner Coppola inquired if any change would also apply to the County Commission. Commissioner Oliver commented that that the six-month residency requirement has been ruled unconstitutional for County Commissioners and for Constitutional Officers and that the Airport Authority is more restrictive in its elective process than for County Commissioners, the Sheriff, the Clerk of Court, and the Tax Collector. She commented that the Board is reaffirming that it's desire is to remain more

restrictive than it is for everyone else in the County. Attorney Carr opined that the Resolution does not speak to that issue at all and that if it's unconstitutional for one group, it's unconstitutional for all groups. He commented that if the Legislator would like to amend the statute relative to that, they are the ones who put it in place relative to residency.

5 Commissioner Oliver commented that the constitution specifies the way County Commissioners and Constitutional Officers are elected but does not specify the way special district members are elected. She commented that the Legislator is the one who created the Authority and the rules that govern the Authority so it is not within the Florida constitution and therefore it would not be unconstitutional for the six-month residency requirement to

10 be applied to the Board. Commissioner Hancik requested a roll call vote. **Commissioner Oliver voted no, Chair Herston voted yes, Commissioner Hancik voted yes, Commissioner Coppola voted yes. Motion passed 3-1, with Commissioner Oliver voting no.**

#### 15 **14. New Business**

a) **CEO Annual Review** – Chair Herston commented that Mr. Parish ended up with an overall Board average of 4.446 out of 5 and opined that it would be a good time to consider Mr. Parish's contract which may expire soon. Mr. Parish commented that he has one year

20 remaining on his current contract. Chair Herston opined that it would be a good idea to review the possible extension of Mr. Parish's contract. Commissioner Oliver commented that she has never seen a copy of Mr. Parish's contract, so she is not prepared to vote on that today and that the contract was not included on the agenda or within the packet. Chair Herston thanked Mr. Parish for an excellent job as an engineer and administrator and opined

25 that there isn't anyone better for the job. Commissioner Coppola agreed. She commented that through everything, he has done an excellent job. Commissioner Hancik commented that it's taken him seven years to understand Mr. Parish's points and that if he remembers correctly, anything above 4 is above average. He commented that Mr. Parish is doing a good job. Commissioner Oliver commented that she has high expectations so receiving a 3 is

30 really good in her book, that she hates the format although she understands why it's necessary, and that she has done away with it in her reports. She opined that a review should not be introducing new or surprising information, that her comments were issues of concerns that she's had over the years, and that Mr. Parish's score of above 3 on her score sheet means Mr. Parish is above her expectations.

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b) **Legislative Request** – Mr. Parish commented that Staff has been working with CTC and the Legislative Delegation on a request and that it was asked the two requests be combined into one request. He commented that the Airport is currently requesting \$3 million and that Mr. Paul, the Airport's Lobbyist, is on video. Mr. Paul commented there has been a series

40 of meetings this week during the third of six committee weeks and that when the Association of Counties goes around to meet with key Legislators, the discussions are generally broader rather than specific issues with each Airport. He commented that with Mr. Parish in town this week he was able to schedule a separate meeting with Representative Grant who will be sponsoring the legislative request on the House side, and that Mr. Parish

45 was able to answer questions in order to aid in getting the request ready to file. He commented that there will be three more committee weeks through November, there will be a Legislative Delegation meeting on November 10, and the documents will be ready to be filed in the House as a bill by Veterans Day. He commented that the decision was made to combine the appropriation into one request for procedure and strategy rather than splitting

5 it between the Airport and School Board. He commented that the Airport has a \$3 million  
request, that budget reports and forecasting was recently released, and the budget for the  
current FY is \$101.7 million dollars. He commented that Mr. Parish is correct that the  
revenue forecast is somewhat positive, and the economy generated more revenue than the  
projections during the middle of the pandemic. He commented that there is a huge  
expenditure statewide for Medicaid which is the single largest draw on the budget this year  
so although it is expected to have more money within the budget this year, it is also expected  
for there to be more expenses and cost. He commented that he does still anticipate that the  
Governor will again recommend increasing funding to the transportation trust funds,  
10 including the aviation component. He commented that Representative Grant will be  
sponsoring the bill on the House side and Senator Gruters will be sponsoring and co-  
sponsoring with all delegation members including Senator Albritton. He opined that the  
Airport is in good shape procedurally and strategically. Mr. Parish commented that Mrs.  
Miller has been working on the forms and that the outline is what is presented on the yellow  
sheet of the agenda. **Commissioner Oliver motioned to move forward with the  
legislative process as outlined on the yellow sheet of the Agenda.**

Chair Herston passed the gavel to Commissioner Hancik at 10:19 a.m. Attorney Carr  
commented that there are still three members present so there is still a quorum.

20 **Commissioner Coppola seconded. Motion passed unanimously.** Commissioner Coppola  
inquired if everyone has to vote on the matter. Mr. Parish commented that the Legislative  
Delegation has to approve the request first. Commissioner Hancik commented that it would  
then go into the legislative process. Commissioner Coppola inquired as to how the legislator  
can refuse the request. Mr. Parish commented that it is a big request and opined the support  
of something that was a child of the Legislator should help it move forward.

Commissioner Hancik passed the gavel back to Chair Herston at 10:21 a.m.

30 c) **Exclusive Brokerage Agreement for Leasing Land** – Mr. Parish commented that Staff is  
receiving a lot of interest in the industrial park land. He commented that in the Airport does  
have a brokerage agreement as to how someone would get paid, that there have been  
exclusive agreements in the past for marketing lands, and that it would help Staff if there  
was a broker to go to in order to vet the interested parties prior to Staff working with them.  
35 He commented that the broker would work very closely with Staff and have copies of all of  
the required documents. He opined that it would allow someone to market the land who is  
in the arena, allow it to be put on list that the Airport cannot have it put on, and hopefully  
bring some interest back. He opined that it is an opportunity to get the ball rolling in the  
industrial park and the AviEx area and commented that he would like the Board's approval  
to go out for an RFP to select an exclusive broker for the industrial and AviEx area.  
40 Commissioner Hancik commented that he had experience with this in his past and that it  
worked quite well. He confirmed with Mr. Parish that the RFP responses will be brought  
back to the Board for final approval. Mr. Parish commented that the Airport has a brokerage  
agreement already so the percentage will have to meet that. Commissioner Hancik inquired  
45 as to what the current percentage is. Attorney Carr commented that he believes it is three  
percent as the Airport operates on what is called an open listing meaning that the land is  
available to any broker that approaches the Airport and that the broker will get paid. Mr.  
Parish opined that the fee will likely increase to six percent for three percent on each side  
however it would be negotiable. Attorney Carr commented that normally the exclusive

broker would have a percentage and if they generate the contact, it can sometimes be negotiated. Commissioner Coppola inquired if there is a chart available to give out to the prospective brokers for them to know exactly what is available. Mr. Parish commented that the AviEx website has a breakdown of every parcel on Airport property, that the information is out there, and that it's simply guiding people through it. Commissioner Hancik inquired as to what the term would be. Mr. Parish opined that it would be a maximum of three years with options as it will take a while to get the advertisements out there. **Commissioner Oliver motioned to authorize Staff to move forward with releasing an RFP to select a broker to have exclusive rights to market the industrial park land. Commissioner Coppola seconded. Motion passed unanimously.**

d) **Purchase Offer for Building 99** – Mr. Parish commented that Building 99 sits next to the ARFF building and is currently leased by Mr. Pilgrim who is currently using the hangar. He commented that Mr. Pilgrim had a requirement to build a taxiway connector to taxiway D however it has never been built. He commented that there is some time left on the lease, so an appraisal was completed and there is a non-binding termination agreement drafted. He commented that he would like the Board's approval to move forward with an offer that would look similar to the presented document and that within the design of taxiway D he would like to include new taxiway connectors to Building 99 and 117 so they are both operable. Commissioner Hancik commented that he did meet with Staff to review the documents and discuss what's happening with the buildings and opined that the acquisition of buying out the lease provides a good return on investment. He commented that the building isn't currently being used for what it was designed for. Mr. Parish commented that it is not being used for aviation uses. Commissioner Oliver inquired if Mr. Pilgrim built the building. Mr. Parish commented that he is unsure, that he would have to look back at the original construction as Mr. Pilgrim has been in occupancy of the building since at least 2001, and that it was completely rebuilt in 2005 after the hurricane. Commissioner Hancik inquired if there are any more options available on the land lease. Mr. Parish commented that this land lease options out for a significant amount of time. Commissioner Hancik commented that he believes the renewal goes out to 2035. Mr. Parish commented that without maintenance in that time frame, because the tenant is not using the building properly, it will need a lot of work by then. He commented that the deferred necessary maintenance is inclusive in the current offer. Commissioner Oliver confirmed with Mr. Parish that the intention for that building is to lease it out for commercial aviation use. Mr. Parish commented that there are multiple people that are interested in buildings of that size so it would be instantly marketed and leased. Attorney Carr opined that it would be after the taxiway connector was installed. Mr. Parish commented that if the Airport buys both buildings, a joint use agreement for the single taxiway could be used until a joint taxiway is constructed. **Commissioner Hancik motioned for Staff to approach Mr. Pilgrim based upon the non-binding letter of intent to buy out the current lease agreement for Building 99.** Mr. Parish commented that the appraised value was given however he would like to request some latitude for negotiation and that he will bring it back to the Board for approval. **Commissioner Hancik amended his motion to limit the negotiation price to the appraised market value. Commissioner Coppola seconded. Motion passed unanimously.**

Mr. Parish requested to swap agenda item 14e. Purchase Offer for IDA Land and 14f. Purchase Offer for Building 117. Chair Herston approved.

5 e) **Purchase Offer for Building 117** – Mr. Parish commented that Building 117 is currently leased by Mr. Hamouda who unfortunately passed away and that his heirs are meeting with Staff today to discuss a buyout. He commented that the building has a much shorter time frame before it reverts back to the Airport and that his position would be to buyout the lease based on the rental value remaining. He commented that he would like the Board’s approval to move forward with another letter of authorization and that the matter just recently came up so there has not been time to appraise the building. He commented that it was appraised a few years ago so he does have some information however due to the minimal time left on the lease, it would just be based on the amount they would be paying if it was released.

10 Commissioner Hancik commented that he did sit down and look at it while he was at the Administration Building, that he doesn’t want to reveal what the offer might be, and he has faith in Staff for their analytical process as to what their offer is. Mr. Parish commented that it will be brought back for final approval next month if signatures are received and that it will be less than Building 99. Attorney Carr opined that Building 117 is the property that an extension was renegotiated on about four years ago with a five-year extension and that it is a land lease where they do have the right to remove the building at the termination of the lease. Mr. Parish commented that the right was removed so the building does return to the Airport at full ownership at the end of the current lease and then they have the right to lease it back however they are not interested in that. **Commissioner Oliver motioned to authorize Staff to enter into negotiations for Building 117 to buy the owner out of their current lease that ends on May 31, 2024. Commissioner Coppola seconded. Motion passed unanimously.**

25 f) **Purchase Offer for IDA Land** – Mr. Parish commented that the IDA currently owns about 80 acres with about 20 acres at the bottom that would be inclusive in the offer but was not included within the appraisal. He commented that he would like to have the authority to negotiate a purchase, that the appraised value is extremely high, and that he can’t move forward with negotiations unless he has authorization to do so to bring it back to the Board. He commented that it would give the Airport all of the land out to Grove Blvd with the exception of a few parcels that are individually owned as the Airport currently has the flag piece of the south parcel. He commented that a lot of the land is wetlands so the Airport will go through to delineate that to exclude it or include a negative value for that portion of the offer. Chair Herston inquired if there is something to show the track to the south. Mr. Parish commented that he does not have it today however it’s been presented to the Board previously, that there was negotiation with the IDA and Southwest Land Developers to dig a pit and use the fill for the runway 15-33 project, and that the Airport takes ownership of it once the IDA’s contract with Southwest Land Developers is completed. Chair Herston inquired as to how deep the pit is. Mr. Parish commented that he believes they’re limited to about 25 feet. Chair Herston commented that he was surprised at the excavation taking place on the east half. Commissioner Hancik inquired if the IDA would be interested in just giving the Airport the land. Mr. Parish commented that so far it has not been offered for free, that there was an offer for \$100,000 that was turned down, and that the Airport’s offer would be higher than that but significantly lower than the appraised value. Commissioner Hancik opined that it should be noted that if they were required to pay the tax assessment, it would be about \$340,000 per year. Commissioner Oliver inquired if the IDA offered the land to the Airport before with a contingency that it be used for economic development purposes. Mr. Parish commented that they offered a swap and that the issue with that is that there would be a piece of parcel out there that would be free to someone, which would negate the use of any of the Airport’s land around it. He commented that the Airport offered a much

smaller area last time that the IDA did not want to move forward with. Commissioner Oliver commented that this piece of parcel is probably most valuable to the Airport. **Commissioner Oliver motioned to move forward with negotiations with the IDA for purchase of the 80-acre tract and the southern tract with the understanding that any final agreement would have to be approved by the Board. Commissioner Coppola seconded. Motion passed unanimously.**

g) **Taxiway “D” Rehab Contract with Kimley-Horn and Associates, Inc.** – Mr. Parish commented that Kimley-Horn was selected to do the design for the rehab of taxiway D. He commented that Staff has gone through all of the negotiations and independent fee review and that the FAA has approved for a total fee of \$626,684. **Commissioner Oliver motioned to approve the contract with Kimley-Horn and Associates, Inc. in the amount of \$626,684. Commissioner Coppola seconded. Motion passed unanimously.** Mr. Parish commented that it is 90% funded by the FAA, 5% by FDOT, and 5% PFC.

**15. Commissioner’s Comments**

Commissioner Oliver commented that today is the United Way Day of Caring at the Port Charlotte Town Center and that the Airport Authority Staff contributed to the drive. She thanked Staff and everyone who contributed and supported the community.

Commissioner Hancik thanked everyone for attending.

Commissioner Coppola inquired if she can still bring something in for the United Way Day of Caring. Commissioner Oliver commented that the drive ends at 11 am and opined that the United Way will still accept items for those that call the office.

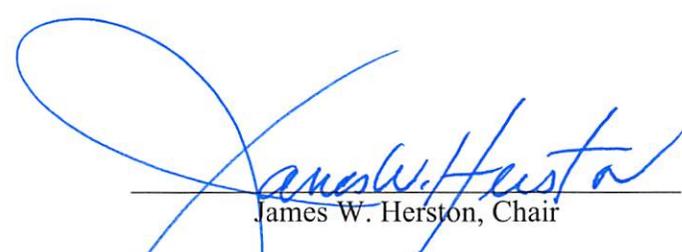
Attorney Carr commented that he appreciates all of the cooperation he receives from Staff, administration and the Board to work through the numerous issues that are dealt with daily.

Mr. Parish requested that everyone keep Mrs. Miller’s father in their prayers as he is very ill. He commented that one of the Airport Directors had a heart attack during the legislative event and that he is in the ICU in Tallahassee.

**16. Adjournment**

Meeting adjourned at 10:42 a.m.

  
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 Robert D. Hancik, Secretary/Treasurer

  
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 James W. Herston, Chair

