

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING – NOVEMBER 17, 2022 – 9:00 A.M.

5 **1. Call to Order**

2. Invocation

 Chair Herston gave the invocation.

10

3. Pledge of Allegiance

4. Swearing in Ceremony – Judge Gentile

15

 Judge Gentile administered the Oath of Office to Commissioners Hancik and Coppola.

5. Roll Call

20

Present: Chair Hancik; Commissioners Herston, Andrews, Coppola, and Oliver; Attorney Hackett; CEO Parish; Mrs. McLaughlin; Mr. Laroche; Mr. Duncan; Mrs. Miller; Mr. Montoya; Mr. Rosenstein; Ms. Pedigo; Mrs. Pardal; Mr. Emel and Ms. Mendoza. **Others present:** Greg Murray, City Manager; Commissioner Deutsch; Council Member William Dryburgh; Mark Kistler, Michael Baker, David Gammon, Dr. Pitts, William Clay, Steve Harper, Jerry Cleffi; Kelly Evans; Mr. Laishley; Jason Marra; Ms. Allen-Emrich a member of the press and others from the private sector

25

6. Citizen’s Input

30

T. McKenzie Joseph (written Citizens Input read aloud by Mrs. McLaughlin) - I’m incredibly sad that you are considering terminating your lease agreement with the 10-4 speedway. This family-owned business has done a tremendous amount for the community. They support the local elementary school along with providing family friendly entertainment. It would be a shame to lose this Punta Gorda staple.

35

Holly Kilgore (written Citizens Input read aloud by Mrs. McLaughlin) - The racetrack is part of what makes Punta Gorda the place you want to live. Families enjoy watching Racing Teams compete, following their favorite drivers and providing a venue that is suitable for all ages. We are a small town and bringing a festival venue to the area and losing the Racetrack seems to cater to a different demographic without concern for those who have raced here or attended races for the last decade. With the numerous complaints of residents about airplane noise how does a concert adapt to that? Attendees will expect to hear music not airplanes for their money. The Racetrack has been on track with the conditions of the lease, improved the fixed assets and made it more attractive and viable. Is it fair to penalize their good stewardship and terminate their lease by replacing them with a concert venue?

40

45

50

Nick Asselin (written Citizens Input read aloud by Mrs. McLaughlin) - A 21-year-old resident of Port Charlotte. I noticed there were proposals to turn the 4-17 Southern Speedway into a concert venue. I strongly oppose this decision. I've grown up in Port Charlotte and have gone to this speedway many times. As a young race fan, it helped fuel my love of motorsports. I know there's many other young kids out there like me that love going to this track. Think about all the young racers hoping to achieve their dreams. Guys like Port Charlotte native Josh

Williams (NASCAR Xfinity Series driver) and Ross Chastain, who was 2 positions away from winning the NASCAR Cup Series Championship that have raced here in the past did that. I hope you take this input and keep the racetrack.

5 **Christopher Benning (written Citizens Input read aloud by Mrs. McLaughlin)** - I live around the area of 4-17 southern speedway. I'm writing to voice my opinion on not renewing the lease for said property. I have been attending this facility for over 20 years of my life and have enjoyed every moment, I even bring my small children and get them involved. The current owners are the sweetest people and have made every effort to make this place a blast. With the news of this place being turned into a concert facility saddens me to death. We want to keep our community strong and offer a great environment for children. A concert venue would not be fun for me or my children. I hope you and all your members can take the time to think about the community and our future for the community.

15 **Joe Gentry** – I'm with 4-17 Speedway. I want to thank the Board and thank the airport for the six-year lease. No matter which way it goes, we did have the opportunity to meet with one of the other bidders, MotoBros. This gave us a chance to check out some of their facilities. 4-17 strongly endorses MotoBros, because I did see their other facilities. They are set up for children and they do have the community in the best interest, in my opinion. I think they'd be good for the racetrack, and good for the development of the airport.

7. Additions and/or Deletions to the Agenda

8. Employee Service Recognition

25 Mrs. Pardal presented Amelia Mendoza with a Five Years of Service Award. Mr. Laroche congratulated Seith Emel on completing his Non-Federal Weather Observer Certification.

9. Consent Agenda

30 **Commissioner Herston motioned to approve the Consent Agenda as presented. Commissioner Andrews seconded. Motion passed unanimously.**

10. Secretary/Treasurer's Report

35 Mr. Parish commented on the financial review year to date. The airport is slightly ahead of our budget for revenue and expenses. September is the slowest month of the year and for the year the airport is making about \$5.7 million, which we budgeted to make about \$4 million. The airport exceeded our budget by 1.6%. Keep in mind that most of that money through the year has been dedicated towards matching grants. The airport was extremely successful this year with grants, and we matched 10% of the grants. One of the reasons our budget amendment was approved was over \$18 million or grant expenditures and construction. On to accounts receivable, we had about \$160,000 in accounts receivables total. \$123,000 was Allegiant and they paid that in full. That's their fuel upload fees and their turn fees. Our accounts receivables look pretty good, especially since we had a hurricane, and a lot of people are having a hard time getting their businesses up and running. The balance sheet continues to be positive. I will note that our current assets are about \$46 million. A lot of that is already set aside for construction. You have the hangers and a lot of other things that are under construction. They're totally funded by the airport, so keep that in mind when you look at the number.

5 **11. Liaison Reports**

- 10 a) **Punta Gorda City Council** – Chair Hancik commented the city of Punta Gorda had their swearing in ceremony for past and new city council members. Lynne Matthews was sworn in and will retain her status as Mayor. William Dryburgh and Donna Peterman are the newly elected council members. I'd like to extend an invitation to the entire Punta Gorda City Council, especially the new ones, to take a tour and give an update on what's happening at the airport.
- 15 b) **Board of County Commissioners** – Commissioner Andrews had nothing to report. Council member, William Dryburgh commented I'm your new representative for the City of Punta Gorda Council, and I'll let you know that I'm proud of this airport. I'm proud of the job that you guys are doing. We're here in the spirit of cooperation, and we can work together. I had a chance meeting with Mr. Redmond two weeks ago, and he is proud of this airport as well. I think this airport can do nothing but grow and be better and better. As a flyer. I hope someday I can come out of the terminal and not get wet. So hopefully someday you'll work on that for me. Thank you.
- 20 c) **Metropolitan Planning Organization/Economic Development** – Commissioner Herston commented on the MPO meeting that was supposed to be held in Murdoch on October 27th was canceled and rescheduled for December 15th at 200 p.m. I attended the MPOAC meeting on October 27th in Orlando. Two interesting things are happening on the MPOAC level is a state board consisting of all 26 or 27 MPOs, but we got a report from the MPOAC director where we are commencing a study on alternate transportation revenue sources in Florida for the replacement of the gas tax. I'm hopeful that the MPOAC will lead Florida in that area. The second was a presentation from a company called Drone, and there's a current program that's expanding here in Florida. It's a leading-edge technology, but it's supposed to grow to about \$60 billion industry by 2030. The number of customers they have is Amazon, and Walmart on delivery of retail products. I missed my first Rail Freight Committee meeting due to complications with my schedule.
- 25 30
- 35 d) **Community** – Commissioner Coppola had nothing to report.
- e) **State Legislation** – Commissioner Oliver commented on the New York state representative, Spencer Roach is for Punta Gorda, Charlotte County during a redistricting process split into two, Mike Grant represents the northern and western side and Spencer Roach does Southern Punta Gorda. Committee weeks will start on December 12th and run through about the middle of February. There will be weeks here and there and then the regular session will convene on Tuesday, March 7, 2023. Chair Hancik asked, do we have any state legislation either individually or as a Florida airport? Mr. Parish responded that Florida airports will start their weekly calls in two or three weeks. We have a list of items that are a high priority and I'll present those at the next meeting. Individually, I don't think we're going after anything this year. Met with the school CTC yesterday; they're looking at some private funding. The airport worked through the additional money that was received from the feds and the state. I don't see us going after anything yet. Now if we are not successful with DOT and getting some of those matches we may.
- 40 45

12. Attorney's Report

5 Attorney Hackett commented I'm pleased to be here on behalf of my partner Daryl Carr who sends his regards from Patagonia. Mr. Carr will be back next week in case anybody needs him. I don't have anything specific to report. I'm up to date on the current activities if you have any questions.

13. CEO's Report

10
15
20
25
30
a) **Development Update** – Mr. Parish reported on the letters sent out to all the people that are interested in using north side of the airport and AVX. I will start bringing leases to the Board in the next few months. There is a lot of interest and will fill up the area between the proposed FBO hanger and the proposed CTC hangar as well as wrapping around that ramp. The airport has entered into a study to see how we would develop the rest of that land. It's exciting to see the desire to build up there. The 422 runway is ongoing and should wrap up by the end of next month. The airport is continuing phase two of the wetland mitigation project. The new 60 x 60s, they have started scraping the ground and putting in the underground work as well as the new T-hangers and the box hangers. In the T-hanger area, the fencing has been removed. Taxiway delta reconstruction will start as soon as 422 completes and we're having a pre-construction meeting today. The staff continues to work on the perimeter road project which will move part of Golf Course Blvd. Terminal seating is coming along. The M&O facility is finalizing design. We should be out for bids early in the new year. Finalizing the design for the move of a new self-serve facility in the 200 T-hanger area. The inline baggage system is a long project, but it is coming close to an end, and we hope to bid on that and see if we can get funding to construct it as well as Taxi Way Gulf, which will be the connector from the new ramp to Taxiway Alpha. Commissioner Herston inquired on the hangar construction; do we have room to keep continuing north if we need to? Mr. Parish responded we do; We have at least three more positions.

35
40
45
b) **Marketing Update** – Mrs. Miller commented on October being a busy month. A lot of Hurricane recovery related openings. What's going on at the airport? Communications related to post Hurricane Ian, but we started moving forward, obviously, quickly getting back on track, sharing communications about projects and what's going on. We had a nice little employee lunch appreciation. There are some photos in the marketing report and Commissioner Andrews and Hancik attended. Also coming up, December 10th is the Charlotte County Christmas Parade, the K-9 comfort crew, and the Airport therapy dogs. If anybody has any ideas on the Christmas parade, let me know. I'm moving forward with planning for the next fiscal year website redesign and preparing for runway 422 to reopen. I'm working on communications for the media and the communities to let them know flight patterns are going back to how they were in 2021. Mr. Parish commented on both AAAE and ACI, as well as Florida Airport's Council made donations to airport employees that were affected by hurricane Ian. The staff distributed \$13,000 to our seven most affected employees. We'll be sending thank you letters to the associations for their generous donation. Mrs. Miller commented in addition to those organizations, Michael Baker and several of their partners and employees donated to the United Way which is a local fund that gives back to helping our employees as well as AECOM. I think the corporate support is in addition to those wonderful organizations and Sea Dog, which is the

Southeast Disaster Operations group. They are out of Savannah and sent a jet down full of stuff for PGD, Naples as well as PIE sent some stuff, and Tallahassee sent a lot of things that we needed.

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

14. Old Business - No old business

10 **15. New Business**

- 15 a) **Election of Officers** - Chair Hancik passed the gavel to Attorney Hackett. Attorney Hackett requested nominations for Chair for the Charlotte County Airport Authority. **Commissioner Andrews motioned to keep the nominating slate as of the current Board. Commissioner Herston 2nd the motion. Is there a discussion on that motion? Hearing None. Motion passed unanimously.**

- 20 b) **V.O.R. (Very High Frequency Omni-Direction Range)** - Mr. Parish commented on the VOR, those of you who have been around for a while will recall that we were the only first world airport to buy a VOR. After Hurricane Charlie the VOR was heavily damaged. The airport was able to keep the building and put a new radar or a dome on top of the VOR, as well as new antennas. The VOR is from the seventies and did not make it through Hurricane Ian. The cost to repair the structure is about half a million dollars and then new equipment, anywhere from \$250 to half a million dollars. The VOR, although it's part of some of our procedures, could be changed. The FAA in 1990 was supposed to turn off all the VOR's; they did not. They're keeping some of them, but this is the only privately owned VOR in the state, and probably time to turn it off instead of spending half a million dollars to put it back online. It is land-based navigation. It's been completely supplanted by satellite-based navigation. It is probably not as necessary anymore with the addition of our ILS to runway four. It's our recommendation that we proceed with decommissioning it through the FAA. Chair Hancik asked is there any interest by the FAA in reinstating it with their funds and their maintenance cost? Mr. Parish responded I would push for them to take over our ILS before VOR, but no, there is not. It's not an enroute VOR. Commissioner Oliver commented on the benefit of keeping the VOR? Chair Hancik responds the VOR stands for visual omni range. Mr. Parish commented that the only benefit is that when we talk about decommissioning it last time, there are planes that still use it. There specifically, some of the planes that fly out of the country must use it and having it lets them do some maintenance on the airfield. That is not half a million dollars for the few to do maintenance. **Commissioner Andrews motioned to allow staff to work with the FAA on decommissioning the VOR, located on the Punta Gorda Airport south of Taxiway Charlie. Commissioner Herston seconded the motion. Motion passed unanimously.**

- 45 c) **RFP for Non-Aeronautical Land Lease – Top 2 Presentations** - Mr. Parish commented that the airport is required by the FAA to put out an RFP for proposals at the end of 4-17 current lease. The staff received 3 proposals, 4-17, Moto Bros and Smugglers Event Management. Based on fair market value and the rent structure, we deemed Moto Bros and Smugglers to be the highest scoring in that category. Keep in mind that the FAA does require us to get fair market value for all non-aviation uses and did tell us at the beginning of the last lease, when they approved it, that they would not approve another under fair market value lease for this

venue. The proposals were sent to you and would like to allow Moto Bros and Smugglers to make a quick presentation to the Board, and then the Board can ask questions. There is some information in your packet about the two. While Moto Bros has a higher monthly rent, they are also asking for an additional seven acres as part of their proposal. Smugglers are looking at the acreage and may come back and ask for additional acreage in the future for proposed parking. I think both will have some ECAP issues that we'll have to work through with them on zoning around the airport, but it will be up to the Board to decide how the staff will proceed. Commissioner Herston commented on some considerations for you to evaluate the very bottom comment about commercial retail uses that do not meet the location criteria of 3-9-48D2 may be approved by special exception. Are you saying that this site does not meet the commercial retail site locations? Mr. Parish responded without knowing exactly what they're putting there, DCAP is very restrictive. The existing use is not allowed, and two would be required to get special exceptions. I believe in my opinion now that's going to be up to the lessee to work through that. I'd like to invite the two up to give their presentations. We can allow Moto Bros to go first and Smugglers second. See attached presentations.

Moto Bros – Jason Mara:

Commissioner Herston asked on your proposal on your lease payments, is it a triple net lease? Are you going to pay sales tax plus real estate taxes? Mr. Mara responded, yes. Chair Hancik asked if the track is open all year round to practice? Mr. Mara responded the track is open to practice, the facility is closed two days out of the week. Chair Hancik commented on the lights and how late do you go into the evening? Mr. Mara responded we don't go into evening currently at all. I would like to do some evening race events, but that wouldn't go past 10:00pm.

Smugglers Jerry Cleffi and Kelly Kelly Evans:

Commissioner Herston asked would you continue to lease and maintain the city marketplace downtown? Mr. Cleffi responded that the property is no longer available for development. Commissioner Coppola commented in your proposal on the different pictures with lots of people in your audience; do you have the roads to handle all the traffic? Mr. Cleffi responded yes.

Commissioner Oliver commented on both presentations, and I appreciate everyone who submitted proposals. For me, the edge goes to Smugglers just based on their history and deep roots here in Charlotte County, their long history and commitment to our community. **Commissioner Oliver motioned that we accept the proposal for development submitted by Smugglers Event management.** Commissioner Andrew commented on the multipurpose, Charlotte County based community and it gives far more use to the property. Commissioner Herston commented on Bruce Laishley out in the audience and major factor here in this county, in this region. He's done a great job, always, but I have a question for the Moto Bros; it's my understanding that the Speedway would stay in place for 4-17 and that what you would propose goes on to a separate parcel? Jason Mara responded It would not be a sub-lease. Commissioner Coppola asked if they would incorporate into each other, or you would buy him out or two separate entities? Jason Mara responded it would be two separate entities and the owners of 4-17 would work for Moto Bros and continue to maintain the Speedway. Chair Hancik commented that not all the details have been worked out with staff leasing and requirements, which need to be addressed before we get into a situation where we're going. I like the idea of working with the previous landlord. Commissioner Oliver asked if there is a way that we could award a proposal today, and staff could continue negotiating? I think it would be of great benefit to our community to have both proposals. Mr. Parish commented that the staff needs direction

from the Board to begin negotiations with one proposal and then work with the other. Both Proposal will need at least 90 days of due diligence to get into everything in order and then bring back to the Board for one or both entities. **Commissioner Oliver reiterates the motion for the Board to award the bid to Smugglers Event Management as presented today.**

5 **Commissioner Andrews seconded the motion.** Attorney Hackett commented that the staff is asking for you to identify your preferred bidder and once you have a preferred bidder, you go forward with the negotiations with that preferred bidder. If those negotiations come to something that they want, that needs to be presented to the Board for approval. If not, then you go forward to with your second bidder. Now you can also have discussions with your second

10 bidder that's in terms of backup to this. If this doesn't go forward with the preferred bidder or on another parcel. The staff is looking to pick one right now and we'll negotiate with it and if that happens and great, if it doesn't, then we'll move on. **Motion passed 3-2 with Chair Hancik and Commissioner Coppola voting no.**

15 **17. Public Comments – Punta Gorda Airport:**

Greg Murry, City Manager - I want to reiterate what Council Member Dryburgh said about working with the Airport Authority. We're very pleased he's able to be here and be our liaison. I know he has a love of aircraft and the airport itself; this will be a very good fit. Look forward

20 to working with the city and the airport as we move forward. Appreciate the time we've been able to spend just talking over issues with the director and what the airport Board and Council has done to come together and really help us move the community, the city, and the county forward.

25 **18. Commissioner's Comments**

Commissioner Coppola - I echo your sentiments for Happy Thanksgiving. I'm a little disappointed in the motocross because I have a six-year-old grandson that would probably be on that motorcycle riding around. I wish you luck in the future. I wish you could stay and

30 develop another piece of property here with some help, maybe from some financial groups. I want to welcome Mr. Laishley, we know his reputation is phenomenal. Happy Thanksgiving.

Commissioner Hancik – I want to wish everyone a Happy Thanksgiving.

35 Commissioner Andrews – I want to thank everybody for being here. I think everyone in the community is preoccupied with storm damage and dealing with insurance companies. I'm very thankful that our house did survive and it's habitable. I want to wish everyone a happy Thanksgiving.

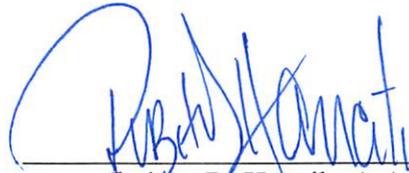
40 Commissioner Herston - It is great to see Commissioner Deutsch and the newly elected councilman from the City of Punta Gorda. We have one of our great engineering firms here in the audience, Kimley Horn. The staff did a great job, as always. This was a tough call on the racetrack, they're pretty much equal. Mr. Lashley's prominence, I think we've got a long relationship with the Lashley's. Happy Thanksgiving to everybody.

45 Commissioner Oliver - Happy Thanksgiving to you all. Have a safe holiday.

19. Adjournment

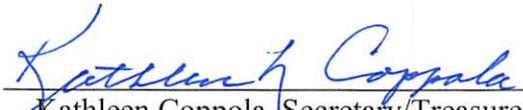
Meeting adjourned at 10:19 a.m.

5



Robert D. Hancik, A.A.E., Chair

10



Kathleen Coppola, Secretary/Treasurer