

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING – DECEMBER 15, 2022 – 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 Hancik; Commissioners Herston, Andrews, Coppola, and Oliver; Attorney Carr; CEO Parish; Mrs. McLaughlin; Mr. Laroche; Mr. Duncan; Mrs. Miller; Mr. Montoya; Mr. Rosenstein; Mrs. Pardal; **Others present:** Commissioner Deutsch; Council Member William Dryburgh; Mark Kistler, Michael Baker, Deelynn Bennett, Walt Fricke, Ms. Allen-Emrich a member of the press and others from the private sector

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5. Citizen’s Input

 No public comments.

6. Additions and/or Deletions to the Agenda

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 No old/new business discussed.

7. Consent Agenda

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

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8. Secretary/Treasurer’s Report

 Mr. Parish commented on the financial review year to date. For the month of October, it was a tough month of recovery. The revenue was down, and our expenses were up. Most of those expenses are hurricane recovery related. A lot of overtime for staff and then the revenue was down because we didn't have flights for multiple days. The airport is seeing everything bounce back in November. A lot of the expenses are reimbursable through either our insurance or through FEMA. The staff is working on the process of getting the grants in place to get those covered. Our account receivable is working with Allegiant Airlines, and they leased another building from us and that has been an issue of trying to get that paid. The other two are Hertz, which is paid 50% and Eric Stover is paid in full. The income statement went over with the overview. The balance sheet continues to look good with total assets and liabilities at a positive level. Current cash on hand is about \$43 million.

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9. Liaison Reports

a) Punta Gorda City Council – Chair Hancik had nothing to report at this time.

50 **b) Board of County Commissioners** – Commissioner Andrews invited Commissioner Deutsch to speak. The county has been aggressively trying to hit some normalcy after getting hit from

the hurricane. We anticipate having approximately two times the debris removal that we had from Hurricane Charlie. Some people have some of the estimates as high as ten times more, but I think we're going to be closer to that at this point. We're probably going to spend between \$125,000,000 on debris removal. Being my second favorite bureaucratic agency dealing with FEMA has been an interesting and challenging experience. The 100% reimbursement has fallen by the waste side as of the first week in December, but with support from the governor's office and obviously the state legislature was aggressively trying to do it and they do it backwards, but we're looking at some amazingly high serious dollars. The county has done an amazing job of picking up the debris. I say this especially for the people that may not be in the audience, when you watch them remove the debris, it looks like there's no rhyme or reason to what they're doing. They get paid for what they remove. They are doing it as aggressively as they possibly can. What's amazed me, like the first time when they came down my street, they only took two houses, but they knew they had enough room in that container to fill those two spots before they dumped it. In fairness, they started within a week of the hurricane, and I believe they've had a day and a half off for Thanksgiving. Original projections were march. I believe we're probably going to have it wrapped up sometime in February. Other than that, we're going through the process of getting back to some level of normalcy, which is my prayer for the first of the year. Anyway, unless you have some questions, that's a real short composite of where we're at, what we're going through, and what we're doing.

c) **Metropolitan Planning Organization/Economic Development** – Commissioner Herston commented on the last meeting on our latest MPO meeting. Our next meeting is today in Murdoch at 2:00 pm. The MPOAC was reported last month, and our next meeting is sometime in January. I don't know the schedule of the Freight and Rail Committee, but with respect to the MPO, we have a joint meeting with Lee County or Sarasota in January, and we have a joint meeting with Lee County, Sarasota in February, maybe or vice versa. That is my report on the MPO and economic development. Even with increased interest rates, I think the business development side of our community is certainly not stopping.

d) **Community** – Commissioner Coppola reported on the community. The hurricane has hit us all badly. This is the second one I've been through with the horrible wind and rain. I've had interesting conversations lately with roofers' plumbers, shed people, because mine got blown away and all its contents went all over the place. The community, we've all been suffering, but you know what? There's a spirit here that won't give up and I have that spirit, and I'm sure everybody else has that spirit. This is a beautiful town, and we'll get by all this, and we'll prosper again.

e) **State Legislation** – Commissioner Oliver commented on the legislature wrapping up a three-day special session in Tallahassee. They just ended it yesterday regarding property insurance. They produced legislation that created a \$751 million spending package aimed at helping residents of localities recover from hurricanes and Nicole and a 500-million-dollar toll rebate program and there's sweeping property insurance reform proposal that attracted the most attention and hopefully that will eventually lead to lower home insurance premiums for us in the glorious Sunshine State. Mr. Parish commented on the legislative priorities for the first organizational meeting. The aviation fuel tax has been cut three times in the last four years. Where the aviation fuel tax fund is the trust fund for aviation projects. We oppose any attempts to waive or reduce the aviation fuel tax. The airlines have a much bigger budget than we do. They have been pushing hard to get rid of it. We want to make sure that everyone understands that those dollars collected on the airports comes straight back to the airports. There is a push

by a couple of counties to tax aviation tenants, and they have won in court in Hillsborough County, and they are experimentally waiting on an appeal decision. We support basically changing or clarifying 196.012, that the legislation speaks to the exemption. If they would just clarify that the legislature doesn't want to do anything until the courts decide, in my opinion it's backwards. Advanced air mobility, there's a lot of policy in integrating that into the state system that their taxi basically serviced with vertical or short field takeoff and landing sometimes electric, airplanes, and helicopters. It may or may not ever come to fruition in our lifetimes, but we'll talk about it a lot and we support studying it and making sure it doesn't affect either us or communities as they put this into effect. TNC's last year worked hard to limit the amount airports were allowed to charge. It wasn't the dollar amount so much; it was legislature that limits the amount a group can charge another group outside of what the legislature should be doing. We all negotiate different deals and open the door for other issues as well. Those are the main issues. Federal affairs are working on reauthorization which is the biggest thing going on. Ray was in Washington talking about TSA's requirements for employee screening that would all fall into the airports.

10. Attorney's Report

Attorney Carr commented on Golf Contours being severely damaged because of the hurricane. We reached a resolution with them for departure from the building as of January 1st. All the litigation has now been dismissed, and I have entered the writ of possession relative to that case. As of January 2nd, they promised to leave and if they don't, then we're allowed to be put back in possession of the building by the sheriff. I don't expect that's going to happen, but that's the status of it. Unfortunately, Mr. Goin's damage was severe. I understand he is selling his products. Row hangar two continues to progress. I've been speaking with Mr. Ash associated with the process. We're hopeful the Board is going to be approving a contract today that will give us some timelines for me to plug into an agreement. Once we get a schedule and that will be concluded. We deal with all kinds of contracts from the license to allow the B17 with the EAA to use a partially destroyed hanger for the purpose of taking apart a partially destroyed bomber and shipping it out. We have any number of smaller business issues from trespassers that Mr. Laroche must deal with that hire lawyers. Continuous involvement with the insurance process, commissioner's questions. Rischak asks for a three-month extension for the purposes of conducting one final event and then also to remove the product. We negotiated and entered into an Abatement agreement. Commissioner Oliver asked to have you been involved at all in the negotiation of the lease or the racetrack property with either of the two proposers? Attorney Carr responded, "I have not, and the reason is, I think one of them, and this is going to be discussed later the one that it was awarded to has withdrawn, but I believe that will be discussed later. Mr. Parish responded we can bring that up now as part of our development update, we have entered negotiations with the second bidder. The first one officially backed out, and their answer is they're going in another direction. Staff are working with them on some other land for other uses, but for the events type center that they wanted to build. They are backing out and going in another direction. Staff had our first meeting with Moto Bros and was a very successful meeting. Motor Bros is doing some preliminary engineering and going to get back to us on the total number of acres he wants to lease and then we'll start negotiations. Staff presented him with a sheet basically showing all the cost and he was amenable to those. Motor Bros is also working with the speedway to see if they can keep that on Property.

11. CEO's Report

5 a) **Development Update** – Mr. Parish reported on the commercial terminal expansion, we're currently working on a Categorical exclusion for environmental for that will be submitted with our PFC application which is the next item that will get the funding in place for the terminal expansion through PFCs as well as BIL money and potentially FDOT money. Perimeter road expansion is in development and the construction of the 207-replacement hangar as well as self-serve on the north ramp. We're finalizing the design and HalfAcre Construction is going to be building it and then moving it to the new location. We'll start the process of putting in one 10 somewhere on the old north ramp, which is now the Mid-ramp. CTC, we have today on the agenda approving the selection of a consultant to do the design for that project. We're working with AECOM on some flight tracks and Gulf Course Blvd is currently in design. That's the Disconnect Gulf Course and connection of Challenger all the way through to Piper. Terminal seating is going in February. It's in production right now and you guys approve the power poles 15 which will provide power to the seats. Self-serve is still in design. The new 607 hangar, the 50 x 50 box hangars are under construction now. A little bit of site work design going on. In line package system will be complete in the next few months and go out to bid once we get our PFC application approved and the new taxiway Gulf is under design. That's the one that connects the FBO to Taxiway Alpha at the end of 422. Taxiway Delta reconstruction will start as soon 20 as 422 finishes which is still scheduled for the end of the month. Roadway network improvements are still ongoing. The new turn lane will start construction off a Piper onto hiking as soon as they get the force main removed. The wetland mitigation is underway. The box hangars: slab has been poured for the ten 60x60 and the twenty-four T-hangars as well as the nine box hangars. They're working on slab work now and General Aviation phase two is pretty 25 much complete. We're waiting for a few items to be finished within that area, and then we'll close out the project. Chair Hancik asked the Commissioners if they would like to have a study session in concert or separately? A study session on all the projects right after the first year, because there is a lot going on here, and there's a lot of expenditures and funds. Mr. Parish responded we'll pull up a few dates and then provide them in January.

30 b) **Marketing Update** – Mrs. Miller commented on thanking the Commissioners, your families, and the Canine Comfort Crew for coming out to the parade and participating. It was a lot of fun at Charlotte County Chambers Christmas parade downtown Punta Gorda. I will continue to communicate and remind people to arrive early. A lot of folks still think we're a little airport 35 that sleepy in the mornings, and we're not. We are very busy and we'll keep educating the community about arriving early. Sun Country started their service in December and goes through to April. The airport is doing digital advertising in the Minneapolis market and we are continuing conversations with Sun Country to encourage them to continue the route increase, and more routes. We're also working with tourism to support that even more in the future. 40 Runway 422 will be opening again in early mid-January, and we need to remind our community that the primary runway will be reopening. I'm working on getting more graphically pleasing illustrations of where the planes will be coming and going, so people have a better idea of where the flights are most concentrated and where over flights may be throughout the community. The message we need to communicate with our neighbors and friends is that if you live near an 45 airport, you're going to see planes. Received good news from FDOT, they are releasing the economic Aviation Impact Statement for the statewide airports. They did specific reports on each airport in the state. Mr. Parish commented on passing out a copy for each of you to review. Our economic impact increased by half a billion dollars over the three-year period. Mrs. Miller reported up to \$1.7 billion. Once it's official from FDOT we'll put out a news release. It's the

community, and it includes our airport direct impacts and then they have indirect and multiplier impacts. It looks just beyond our airport to our suppliers, to tourism, to the employees that are basically employed because of the airport. It shows that economic impact is beyond just our 2000 acres.

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

12. Old Business - No old business

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13. New Business

- a) **Liaison Assignments** - Chair Hancik commented that he would like to continue the same liaison assignments.

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- b) **Veterans Air Lift Command** - Mr. Parish commented on the introduction of Mr. Fricke to make the presentation. I think it's a great opportunity for both Veterans Air Lift, Punta Gorda Airport, and our new Air Center. Mr. Fricke commented on the Veterans Air Lift Command is a nonprofit 501C3 formed about 15 years ago to provide free private air transportation to combat wounded veterans and their families for medical or other compassionate purposes through a national network of volunteer aircraft, aircraft owners and pilots. We've got about 2700 private aircraft owners around the country that volunteer for us, fly their private jets and turboprops into an engine airplane to provide this service. We've flown about 20,000 passengers since we began the work. I'm the founder and we do the foundation side air show performances and to promote the work of the Veterans Command. We've performed here several times over the years in airshows. We want to make Punta Gorda the home of the Veterans Air Lift Command. I see some benefit to us in terms of presence at the FBO a kiosk and a way to recruit pilots. I also see a benefit to the community and the airport commission to have a good news story. I don't know if you remember five years ago, we were on the front page of the Sun Newspaper with an article Veteran's Air Lift Command is a great story. It's the best of America, the people that fly for us and do this work. I think there's an opportunity here to create some good PR for the airport in the community. It's a great feel-good story and the partnership is a strong legal term, but sort of a PR partnership. I think we could do a great press release. I'd love to have a spot on your website and a kiosk in the lobby at the FBO where we can recruit new pilots and promote the work of the Veterans Air Lift Command. This is a heavily veteran populated area and I think this would be to offset some of the other things that this airport gets pretty good press. I'm asking for your approval to work on a partnership with them to put a kiosk and advertising in FBO. I think it's an exciting opportunity for us, an exciting opportunity for them, and I think that's what General Aviation is here to do, is help everybody.
- Commissioner Herston motioned to approve the authorization of our CEO to enter into a partnership agreement with the Veterans Airlift Command as presented. Commissioner Andrews seconded the motion. Motion passed unanimously.**

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- c) **Building 607 – 9 Unit Box Hangars – Approve Change Order 6** - Mr. Parish commented on nine-unit box hangers that we have already approved the vertical part of the addition, the change order from five to nine. This is for the site work. The additional utilities and drainage required will cost \$240,346.69.

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Commissioner Herston motioned to approve change order six in the amount of \$240,346.69 as presented. Commissioner Andrews seconded the motion. Motion passed

unanimously.

5 d) **Perimeter Road, Phase 2A (Between South Ramp and East Side of Airport) – Award Design Contract** – Mr. Parish commented to award the design of perimeter road to Kimley-Horn. The Staff negotiated a scope, fee and did an independent fee estimate. The amount is \$353,026 for the design. This project has moved forward to utilize the Bipartisan Infrastructure bill money. There'll be 90% bill money and 10% passenger facility charge.

10 **Commissioner Herston motioned that the Board approve and authorize the CEO to execute a contract with Kimley-Horn in the amount of \$353,026 for the work as presented. Commissioner Andrews seconded the motion. Motion passed unanimously.**

15 e) **Construct Replacement Hangar for Building 207 – Award Design Contract** – Mr. Parish commented on the award design contract for the replacement hanger for building 207. AECOM has been doing all the hangers, the 50x50 and the 60x60 and we negotiated a fee with them to do the design. Once complete we'll go out for bidding and construction. The fee is \$144,725. This will be airport money.

20 **Commissioner Herston motioned that the Board approve and authorize the CEO to execute a contract with AECOM in the amount of \$144,725 as presented. Commissioner Andrews seconded the motion. Motion passed unanimously.**

25 f) **CTC Aviation Tech Facility Consultant Selection** – Mr. Parish commented that under the grant, we had to go out and select a design firm. The staff received six bids. The scores were C&S Engineering was the number one firm. A contract has not been negotiated, that will be next. Commissioner Coppola asked if it was a Florida company? Mr. Parish responded, it's a national company. The office that will be doing the work is in Florida.

30 **Commissioner Herston motioned that the Board authorize staff to begin development of the work fee and schedule with the top ranked firm of C&S Engineers, Inc. as presented. Commissioner Coppola seconded the motion.** Chair Hancik asked if they ever designed a Tech Facility? Mr. Parish responded yes; they've designed two very similar projects.

Motion passed unanimously.

35 g) **Commercial Terminal** – Mr. Parish commented on the terminal design. To take advantage of some of the funding that is available in the Bipartisan Infrastructure Bill and we need to be able to have dollars, actual cost in place by next year. Under the normal design of a bid build, there's no way to meet those deadlines. I would like to go with another approach that will get us there and use the design build on the original terminal, which worked out well. I'm asking for permission to do a design build RFQ to go out for the design and construction of the new commercial terminal. The Staff is going to select a firm and negotiate a fee for design. Then there will be a contract that will come to the Board and then again for construction. This is the only way we're going to meet the deadlines given to us by the federal government and we're still relying on the FAA to approve our categorical exclusion for environmental assessments. I'm confident that we'll get it, but that is not a guarantee. But this will at least let us move forward with the design.

45 **Commissioner Herston motioned to approve a design build RFQ of the terminal expansion project to meet the urgent needs of the FAA as presented. Commissioner Andrews seconded the motion. Motion passed unanimously.**

5 h) **PGD Parking Rewards Program** – Mr. Parish commented on our rewards program for frequent parkers. As we discussed last year, we are sunseting the parking pass program, which was put in place when we had a completely empty parking lot, and we told the Board we'd bring back a frequent parking or parking rewards program. I'm going introduce our Terminal Manager Beth Pardal to explain this exciting new program. Mrs. Pardal commented on presenting a new parking rewards program for our customers with an effective date of January 1, 2023. The annual monthly pass program started and the discount program that we currently have had many vacant parking spaces. Over the years, our passenger traffic has increased. Now parking spaces are at a premium and we don't have as many vacant spaces. Through the years, the annual pass holders have used it as a storage facility upwards of ten months, resulting in flat tires, dead batteries, and our team is happy to go out and help, but it does get comprehensive. This program will allow them to park here, submit receipts, and be reimbursed. In summary, a customer that spends \$264, which is four weeks of parking, \$66 a week, submits receipts to a general email address, and they get reimbursed for one week, which is \$66. They're able to save about close to \$400 a year if they utilize it. It was originally set up for frequent customers, not storage. I have some cost comparisons. Chair Hancik asked if you developed any type of statistics that show the occupancy rate of the parking lots in relationship to the pavement? Mrs. Pardal responded approximately three times a year, 4th of July, Thanksgiving, and Christmas, we do exceed our asphalt parking. We work hard to accommodate all customers; it's something to look at in the future. Mr. Parish commented if you look at our monthly comparison, we're under 50% utilization of parking. Now, we do get busy on Thursday through Sunday, but the parking lots are empty, especially the new lot, which is 1000 spaces. It's generally empty. Commissioner Coppola commented on the talk several years ago about building a parking garage? Mr. Parish responded costs have increased for surface parking to probably around 4000 a space, maybe even a hair bit more. Garage parking, the cheapest I have seen was in Asheville, and that was a few years ago, was \$16,000 a space. We would have to borrow money and we would be paying it off for a long time. The airport will be buying a few new buses this year because our buses are older and used and the ones the county gave us are iffy at best, and the doors blew off from Hurricane Ian.

30 **Commissioner Andrews motioned that the Board approves to authorize the PGD Parking Rewards program as presented. Commissioner Oliver seconded the motion. Motion passed unanimously.**

35 17. Public Comments – Punta Gorda Airport:

40 Deelynn Bennett and I am the Director for Charlotte Technical College. I want to thank you very much for all your support to Charlotte Technical College and Charlotte County Public Schools. For our aviation technology program at CTC. I'm very happy to report we have our plant certification, and we are also starting our graduates for Airframe. Some are leaving right now to be placed in jobs, and we're just very excited about the direction that we're going working with Mr. Parish.

45 18. Commissioner's Comments

45 **Commissioner Coppola** - I had a great time at the Christmas parade. Several of us were there and we had service dogs on the float with us and it was well received when you go out to the parade. It was a great day, beautiful weather, and I really enjoyed the parade, and this is probably my 29th or 30th, not quite sure Christmas parade here. Thank everybody who put the float together. Merry Christmas.

Commissioner Hancik – Thank you all for coming and baring with us over this past year. We'll start a new year off in January. I want to say Merry Christmas to everybody.

5 **Commissioner Andrews** – I want to thank everybody for being here and wish everyone a very merry Christmas.

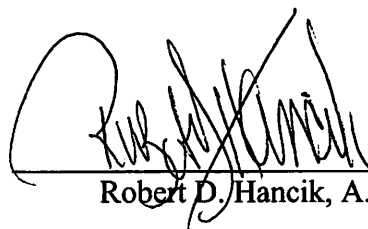
10 **Commissioner Herston** - Merry Christmas to everybody. I hope everybody has a good one and the staff did a great job, again, unbelievable. The County Commissioner Deutsche in the audience and the Punta Gorda City Councilman, but we got three of our great engineer firms sitting in the audience. It's always good to see you guys. Merry Christmas.

15 **Commissioner Oliver** - Merry Christmas. Happy Holiday days. Happy Hanukkah and Happy New year to everyone. I wish you all the best.

19. Adjournment


The meeting adjourned at 10:19 a.m.

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

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Kathleen Coppola, Secretary/Treasurer