



CITY OF FORT LAUDERDALE

**AVIATION ADVISORY BOARD MEETING MINUTES
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE – MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
THURSDAY, OCTOBER 25, 2018 – 1:30 P.M.**

	Attendance	Cumulative Attendance 7/18 through 7/19	
		Present	Absent
Ed Kwoka, Chair	P	2	2
Edward Rebolz, Vice Chair	P	4	0
Louis Gavin	A	1	3
John Dool	P	2	0
Tom Moody	P	2	2
Dana Pollitt	P	2	2
Pierre Taschereau	N/A	0	0
John Watt	P	4	0
Commissioner Marlon Bolton, City of Tamarac [non-voting]	A	1	3
Jeff Helyer, City of Oakland Park [non-voting]	P	4	0

Airport Staff

Rufus A. James, Airport Manager
Carlton M. Harrison, Assistant Airport Manager
Florence Straugh, Noise Abatement Officer
Fernando Blanco, Airport Engineer/Project Manager II
Karen Reese, Business Outreach and FTZ Administrator
Mickaelle Bouchereau, Administrative Aide
Julie Leonard, Interim Director of Transportation & Mobility Department
Lisa Tayar, Recording Secretary, Prototype, Inc.

Guests

John Hayden, Sheltair
Raquel Monge, Sheltair
Lynda Zur, Sano Jet Center
Taylor Rodman, Sano Jet Center
Tom O-Donnell, Kimley-Horn
Jon Tonko, Banyan Air Services

CALL TO ORDER

Chair Kwoka called the meeting to order at 1:37 p.m.

1. Roll Call

Roll was called, and self-introductions were made.

VOTING ITEMS

1. Approve Minutes of September 27, 2018 Meeting

Motion made by Vice Chair Rebholz, seconded by Mr. Moody, to approve the minutes of the September 27, 2018, meeting as presented. In a voice vote, the motion passed unanimously (6-0).

2. FXE Parcel 15, LLC – Parcel 15 Lease Amendment and Amended Site Plan

Mr. James reported that Parcel 15 consists of 8.25 acres and is located on the east side of the Airport, adjacent to the stadium properties. He reviewed the terms of the lease agreement. The site consists of a paint shop hangar, and two aircraft hangars (one was demolished and rebuilt to accommodate additional ramp parking). There are two more hangars to the east, totaling five hangars. The tenant has made \$15 million in improvements to the site.

Ms. Lynda Zur, lessee of FXE Parcel 15, LLC, has submitted a request to further develop Parcel 15 with the construction of one hangar totaling 20,000 square feet and ramp space for tie-down parking. In order to accommodate her request, an additional 1.6 acres (72,500 square feet) will be added along the northern and eastern boundary of Parcel 15, which will result in a new parcel size of approximately 9.95 acres.

Ms. Zur also requested six years be added to the Parcel 15 lease agreement, for a 30-year lease term. She has agreed to the rent rate adjustment of \$0.22 per square foot, effective on the date of lease amendment. Annual rent will then total \$175,000.

If the Certificate of Occupancy (CO) is received within the 24-month construction period, rent shall be increased further to a minimum of \$0.44 per square foot or the appropriate rent rate at that time. In the event a CO is not received by the required 24-month completion period, rent shall still increase to a minimum of \$0.44 per square foot, or the appropriate rate established at that time through the annual Consumer Price Index (CPI) increase.

Mr. James stated the amendment would result in increased revenue for the Airport and improvements for Parcel 15. When construction is complete, annual rent should be a minimum of \$190,000.

Staff recommends the City Commission authorize the Lease Amendment for FXE Parcel 15, LLC to include:

1. The addition of six years to the FXE Parcel 15, LLC Lease, which would extend the Lease expiration to December 31, 2048.

2. Commencement of rent during construction to \$0.22 per square foot, effective on the date of the Lease Amendment.

3. Further rent increase for the new development to a minimum of \$0.44 per square foot or the appropriate rate established at that time through the annual Consumer Price index increase.

Motion made by Mr. Moody, seconded by Vice Chair Rebholz, to approve. In a voice vote, the motion passed unanimously (6-0).

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Straugh reported that airport traffic will be increasing from March - April. Pilots should be advised of noise abatement measures, and residents are encouraged to call the Aircraft Noise Reporting Line.

Ms. Straugh advised that the online tracking program for noise exposure, <https://webtrak.emsbk.com/fxe>, is working well.

B. Development and Construction

Mr. Harrison reported that the walls are up and roof structure/framing are being done at the Administration Building. The completion target is February, 2019.

C. Arrearages

Mr. James stated that Lots 23/24 (Cypress Commerce, Ltd.) did not make their partial rent payment in January. Colliers has sent out the notice.

Regarding September Fuel Flowage, a check has been submitted for payment by Parcel 8AB.

D. FLL Update

Ms. Straugh announced the Broward County Aviation Department's Airport Noise Abatement Committee for Fort Lauderdale-Hollywood International Airport (FLL) will meet on December 10, 2018, at 6:00 p.m.

On behalf of Imperial Point Association, Mr. Watt thanked the Airport for participating in the Fall Harvest Picnic and presented a plaque of appreciation. Mr. James expressed the Airport's interest in community involvement.

NEXT SCHEDULED MEETING DATE: Thursday, December 6, 2018 – 1:30 p.m.



Danto Builders

Fort Lauderdale Executive Airport (FXE)

Print #180807196

Date: 08/07/18

Lat/Lon: 26.200538 -80.171442

Order No. 66373



Aerial Photography, Inc. 954-568-0484











