



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, DECEMBER 6, 2018 – 1:30 P.M.**

	Attendance	Cumulative Attendance 7/18 through 7/19	
		Present	Absent
Ed Kwoka, Chair	P	3	2
Edward Rebholz, Vice Chair	P	5	0
Louis Gavin	P	2	3
John Dool	P	3	0
Tom Moody	A	2	3
Dana Pollitt	P	3	2
Pierre Taschereau	P	1	0
John Watt	P	5	0
Cary Goldberg	P	1	0
Commissioner Marlon Bolton, City of Tamarac [non-voting]	P	2	3
Jeff Helyer, City of Oakland Park [non-voting]	P	5	0

**Airport Staff**

Rufus A. James, Airport Manager  
 Nick Slagle, Airport Operations Supervisor  
 Fernando Blanco, Airport Engineer/Project Manager II  
 Angelia Basto, Administrative Assistant I  
 Lisa Tayar, Recording Secretary, Prototype, Inc.

**Guests**

Lynda Zur, Sano Jet Center  
 Taylor Rodman, Sano Jet Center  
 David Adler, Adler Group  
 Jonathan Ruffer, Adler Group  
 Michael Moskowitz, Moskowitz, Mandell, Salim & Simowitz, P.A.  
 Chad Farischon, Lynx FBO Network  
 Bruce Green, World Jet  
 Warren Kroepfel, Sheltair  
 Don Campion, Banyan Air

**CALL TO ORDER**

Chair Kwoka called the meeting to order at 1:30 p.m.

## **1. Roll Call**

Roll was called, and self-introductions were made.

## **VOTING ITEMS**

### **1. Approve Minutes of October 25, 2018 Meeting**

**Motion** made by Vice Chair Rebholz, seconded by Mr. Watt, to approve the minutes of the October 25, 2018, meeting as presented. In a voice vote, the motion passed unanimously (8-0).

### **2. Parcel 8-CE, 10-ABC, 11-ABC Lease Assignment Proposal**

Mr. James reviewed that World Jet leases the three Parcels, 8-CE, 10-ABCD, and 11-ABCD. The lease on Parcel 8-CE expires on August 31, 2028. The Parcel is 21.926 acres of General Aviation Airport (GAA) zoned property, and annual rent is \$171,918.90, adjusted annually.

The lease on Parcel 10-ABCD expires on July 31, 2022. The Parcel is 10.33 acres of GAA zoned property; annual rent is \$74,944.60, adjusted annually.

The lease on Parcel 11-ABCD expires on July 31, 2022. The Parcel is 9.32 acres of GAA zoned property; annual rent is \$111,558.07, adjusted annually.

Mr. James gave a history of the development of the three parcels. In August 2017, World Jet advised staff of their interest in assigning the Leases for Parcel 10-ABCD and Parcel 11-ABC to Chad Farischon of Lynx FBO Network. Mr. Farischon submitted a beautification and lease term proposal in December of 2017 which included a \$4.5 million capital improvement investment. In May 2, 2018, Lynx submitted a second proposal, which included a \$10 million capital improvement investment. An updated proposal containing a request to include Parcel 8-CE as part of the Lease Assignment was submitted on May 28, 2018.

Lynx has presented an updated proposal, which will exclude Parcel 10D and 11D. The proposal calls for a plan to rehabilitate the parcels and redevelop certain hangars over the course of 15 years. Lynx has also proposed investing \$14 million in capital improvements, a rent increase to \$0.40 per square feet, and 5% of gross hangar rental receipts. Mr. James provided details on the improvements, rent increases, and Lease terms.

Staff recommends that the City Commission authorize the City Manager to enter into a Consent to Assignment of the World Jet Leases for Parcels 8-CE, 10-ABC, and 11-ABC to Lynx FBO Network to include: 1) A ground rent increase to current market rate of \$0.40

per square feet; 2) Remit 5% of gross hangar rental receipts; and 3) The execution of a new Lease for a 30-year term.

New board members were asked if they wanted to see the presentation on Lynx FBO, but they did not think it was necessary.

Chair Kwoka opened the floor for comments on the Lease Assignment Proposal.

Hearing none, Chair Kwoka closed the floor for comments on the Lease Assignment Proposal.

If this Agreement is approved, the excluded properties cannot be used. One becomes part of Airport Operations due to a taxiway, and the other is not rentable because the run-up area has to be relocated to that piece. There was no anticipation of noise abatement issues off the Airport.

The aging hangars on Parcel 8-CE will be demolished and new hangars built in their place during years six through ten.

The boneyard on Parcel 8-CE will be considered as part of the redevelopment project involving the hangars.

**Motion** made by Mr. Watt, seconded by Vice Chair Rebholz, to approve. In a voice vote, the motion passed unanimously (8-0).

### **3. Assignment of Parcel 21A**

Mr. James provided the staff report, noting that the request is for a Lease extension, from January 15, 2035, to January 15, 2054. Details of the Parcel were reviewed: six acres of Airport Industrial (AI) property, and the annual rent is \$195,782.88, adjusted every five years. TCPH (the Leaseholder) has requested to assign the Lease for this property to FXE Business Center, LLC, a newly registered entity in the State of Florida associated with the Adler Group under Adler Real Estate Services (ARS). Staff recommends that the City consent to the Lease Assignment of Parcel 21A to FXE Business Center, LLC.

It was noted that the written report used the term "ASR," but it is "ARS."

**Motion** made by Mr. Pollitt, seconded by Mr. Dool, to approve. In a voice vote, the motion passed unanimously (8-0).

### **4. Executive Airport Parcel 21B Mitigation and Maintenance Services – Reject Bids and Re-advertise – Project 12459**

Mr. Blanco read the staff report, noting that the low bidder failed to submit the required bid bond at the time of the bid opening. This error resulted in the bid being labeled as

non-responsive. The second bidder's cost is significantly higher than the engineer's estimate. Given the above, the City's Procurement Department is recommending the bids be rejected and the project re-advertised.

**Motion** made by Vice Chair Rebholz, seconded by Mr. Watt, to approve. In a voice vote, the motion passed unanimously (8-0).

### **5. Air Show Sponsorship Agreement - Lauderdale Air Show, LLC**

Mr. James presented the staff report. In addition to FXE logo and branding placement, on-site exhibit space, and Event hospitality assets, FXE would receive promotional rights and opportunities, which Mr. James reviewed. The sponsorship would be \$200,000 annually for five years, and the funds would come out of the Airport Fund.

Staff recommends the City Commission authorize the City Manager to execute a Sponsorship Agreement for the sponsorship of the Fort Lauderdale Air Show for a period of five years.

Mr. James said they are checking with outside legal counsel about the funds before it goes before the City Commission. He said the Airport Fund has a healthy reserve and new Lease Agreements will bring in additional revenue (approximately \$750,000 annually).

Chair Kwoka wanted to ensure that the tenants will benefit, such as by bringing in students from colleges and aviation schools. All performing aircraft will be based at FXE, and one benefit of the Air Show will be the promotion of aviation in general, especially to the younger generation.

Chair Kwoka was not sure exactly how the sponsorship money would be spent or who would benefit directly. However, the performers do have to come through FXE.

Mr. Campion (Banyan Air) commented that if hosting the performers would shut down some of the Airport, it could hurt the FBOs. Mr. James said there had not been any discussion with the FBOs who might be impacted financially. Chair Kwoka recommended tabling the item until the issue could be clarified.

A suggestion was made to bring in the students from private aviation schools, as well as from college-sponsored schools.

Chair Kwoka reiterated the need to solicit input from the FXE businesses before making a decision.

Regarding the term of the sponsorship, Mr. James said that the City Attorney's office generally does one-year renewals or a three-year with two one-year renewals.

On Friday of the event, the performers do a practice run for an hour. The Airport would not be completely closed, although there would be some jet traffic limitations at certain intersections.

Mr. James clarified that the sponsorship level is the "Premier Sponsorship."

Discussion ensued on the possible economic impact of the event on FXE, with Mr. Goldberg suggesting that the City Attorney work some violation penalties and staggered payments into the Agreement.

**Motion** made by Mr. Gavin, seconded by Vice Chair Rebholz, to table the matter to the January 24, 2019 meeting. In a voice vote, the motion passed unanimously (8-0).

Mr. Goldberg suggested adding language to the motion regarding specific expectations of staff to achieve by the next meeting. The following points were recommended:

- A list of economic impacts from the Show to the tenants and also the industry as a whole
- The impact to the tenants would not be excluded from the study
- Listing of sponsorships levels
- Additional expenses the Airport might incur (staffing, etc.)
  - Will be booth at the beach but not staffed by the Airport

**Amendment** made to **motion** by Mr. Gavin, seconded by Vice Chair Rebholz, to table pending the additional economic impact package being provided, not to exclude the tenants, and also to understand the other sponsorship levels. In a voice vote, the motion passed unanimously (8-0).

## UPDATE ITEMS

### A. Noise Compatibility Program

Mr. James gave the report in lieu of Ms. Straugh, who was absent. He said the numbers are positive and showing improvement. Mr. Watt reported that a neighbor told him she was irritated with the noise and he directed her to the Hotline.

Mr. James provided a status report on an airplane accident which occurred on December 1, 2018. Airport staff checked the registry of the aircraft and shared that information with the Police and Fire Department. Fatalities were involved. Staff communicated with the Control Tower for information on the incident: the aircraft taxied from World Jet, received clearance for take-off, but had an engine fire so they were given the approval to return to the airport and land.

Fuel tanks were tested to see where the fuel was purchased. There was speculation that the aircraft had been sitting for almost a year. A preliminary report will hopefully be ready in 90 days to six months.

### **B. Development and Construction**

Mr. James reported that the windows are in place, and they are waiting for the air conditioning system. The room will then be sealed, and drywall installation will begin. By January or February, the board should be able to meet in the room.

Returning to the discussion of the airplane crash, it was noted the craft went down into a warehouse in the Airport Industrial Park. It was a Learning Center as well. Mr. James noted they had not had an accident involving a fatality for three years, with half a million operations. The decision to take off was made by the pilot.

Mr. Slagle stated that the construction project is on track and should be completed in time.

### **C. Arrearages**

Mr. James reported one arrearage, but said it was supposed to be taken care of on this day. If not, it will result in termination.

### **D. Communications to the City Commission - None**

### **E. FLL Update**

Mr. James reported on the Fly Pink Event in October and showed a video. They raised \$5,000 and will be doing it again. Meals and raffle prizes were donated. In addition, the Airport will be hosting a 5K Run on the Runway 1331 on April 13, 2019, for Trust Bridge Hospice.

Mr. James presented ties to the board in appreciation of their service for the year.

**NEXT SCHEDULED MEETING DATE: Thursday, January 24, 2019 – 1:30 p.m.**

There being no further business to come before the Board at this time, the meeting was adjourned at 2:30 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.







Florida Jet  
GROUP, INC.  
The All-Florida Helicopter Rental



DELICIOUS Refreshing Coca-Cola REFRESHING

VINTAGE 1990s

Refreshed Coca-Cola  
DELICIOUS Refreshing

WOODS/SHOPE

FLORIDA  
GEL 1142

Refreshed Coca-Cola

Refreshed Coca-Cola

Refreshed Coca-Cola



RESTROOMS  
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**FXE**  
FORT LAUDERDALE  
EXECUTIVE AIRPORT





**FLY PINK 2018**  
**WALKING FOR WELLNESS**  
**FORT LAUDERDALE EXECUTIVE AIRPORT**





