



CITY OF FORT LAUDERDALE

**AVIATION ADVISORY BOARD MEETING MINUTES
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE – MULTI-PURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
THURSDAY, OCTOBER 24, 2019 – 1:30 P.M.**

	Attendance	Cumulative Attendance 7/2019-6/2020	
		Present	Absent
Ed Kwoka, Chair	A	2	1
Edward Rebholz, Vice Chair	P	3	0
Louis Gavin	P	2	1
John Dool	P	3	0
Dana Pollitt	P	2	1
Wes Szymonik	P	2	1
Pierre Taschereau	A	1	2
John Watt	P	3	0
Valerie Vitale	P	3	0
Mark Volcheck	A	3	2
Commissioner Marlon Bolton, City of Tamarac [non-voting]	P	3	0
Jeff Helyer, City of Oakland Park [non-voting]	P	3	0

Airport Staff

Rufus A. James, Airport Manager
Florence Straugh, Noise Abatement Officer
Marie Cine, Administrative Assistant
Khant Myat, Project Manager II
Tatiana Guerrier, Recording Secretary, Prototype, Inc.

CALL TO ORDER

Vice Chair Rebholz called the meeting to order at 1:44 p.m.

1. Roll Call

Roll was called, and a quorum was determined to be present.

APPROVAL OF MINUTES

- **September 26, 2019**

Motion made by Mr. Watt seconded by Mr. Dool, to approve the minutes of the September 26, 2019, meeting as presented. In a voice vote, the motion passed unanimously.

VOTING ITEMS

1. Sheltair Lease Proposal Extension for Parcel 7B

Mr. James advised that Sheltair is looking to do an extension of the parcel as the four-year lease is scheduled to expire in December 2022. The site consists of approximately 5.08 acres and has been approved for construction of one 15,000-square-foot corporate hangar facility with an underground aviation fuel storage tank, parking, and three box hangars totaling approximately 30,000 square feet. The current annual rent is \$40,243.07, which is \$0.18 per square-foot. Sheltair has been a tenant at the Fort Lauderdale Executive Airport for nearly 30 years and currently leases property on nine separate individual parcels. A proposal has been received from Sheltair to facilitate those hanger facilities with a total of approximately \$1.8 million; improvements include tearing up an existing asphalt ramp and pouring new concrete for the ramp, redoing the parking area, exterior lighting retrofit, landscape improvements, hangar gutter replacement, roof replacement, and exterior painting and work. Sheltair is requesting the current lease be extended to a 30-year term in order to obtain the necessary financing and property amortization periods to complete the capital improvements and rehabilitation and terms would include an initial 20-year term with an option to extend for an optional ten years. Sheltair has agreed to increase the ground rent from \$0.18 to \$0.40 per square-foot, which would bring the new rent to an annual \$88,513.92 and annual increases would be applied using the consumer price index method. In addition, Sheltair has agreed to a 5% gross rental receipt of hangar rent collected, which would be additional rent the airport would be able to collect from this tenant. Staff recommends the lease be extended for 30 years to 2049 with an increase to ground rent to \$.40 per square-foot, with annual CPI adjustments and an assessment of 5% for gross rental receipts for existing improvements.

In response to Mr. Helyer, Mr. James stated that the location of the parcel is the main runway, Runway 9, and the property is on the south side of the airfield along 55th Street.

Mr. Watt mentioned the new rent at \$.40 and questioned if that was the going rate for similar exposures and other airports in the country.

Mr. James indicated that market rate assessment is conducted every three years; an MAI appraiser is hired who is familiar with the industry, specifically aviation. Last year, in September, this was presented to the Board and the rent was \$.37 per square-foot, but based on the appraisal, rent went up to \$.40 per square-foot. Options and numbers are considered to see what works for the airport. They want tenants to prosper even if the economy is taking a hit, so they can continue running their business. The FAA expects us to ensure the industry is thriving, and people can do these developments; it is to support the aviation industry.

Mr. Pollitt commented that it is a good sign that someone wants to renegotiate to stay and do all these rehabilitations. He questioned if this would come back to the Board once the project was complete.

Mr. James advised that the lease itself would outline the terms and when the work is to be completed, which would be done over a five-year period.

In response to Vice Chair Rebholz, Mr. James confirmed that the 5% was on their rental income. He indicated that existing buildings are not going to be replaced, they are being rehabilitated. He noted that Sheltair would be using their own money.

Motion by Mr. Pollitt, seconded by Mr. Watt, to accept staff's recommendation. In a voice vote, the motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Straugh mentioned that activity has dropped since last March; however, the trend is expected to reverse and continue to increase over the winter months as well as into the spring; March and April are the peak months. It was noted that there would probably be an increase during the boat show as well as the Super Bowl.

B. Development and Construction

Mr. James stated that the vault expansion is 100% complete; images were shown of before and after. He mentioned the electrical system on the airfield with wires in the ground, an electrical rehab project in 2000, where all conduits are in the ground and each light cam for taxiways and runway lights are in a concrete cylinder, vaults updated with new regulators, an ALCMS system that was done during the last project, and the Runway Safety Program, which has wig wag lights that are constantly on 24/7. The overall cost of the project was about \$1 million and is expected to last at least another 20 years.

Vice Chair Rebholz questioned where the expansion was located and if it was secured with a fence.

In response to Vice Chair Rebholz, Mr. James stated that the expansion was on the base of the tower building and was secured; gate card access is required, which is only afforded to airport staff and security.

C. Arrearages

Mr. James reported that Cypress Commerce has paid approximately half the rent of \$9,360.58 and there is a balance remaining, which they said would be paid off. Unfortunately, there is another entity, JPT Holdings, that has not paid their sales tax for 2018 property taxes, but they have been notified and it was an oversight on their part due to a change of staff.

D. Fort Lauderdale Aviation Academy

Mr. James explained that this is in collaboration with Broward Schools and Atlantic Technical College to bring an avionics program to the Broward County area. The industry is calling for about 800,000 pilots over the next 20 years, about 700,000 mechanics, air traffic controllers, and anything else they need. In an attempt to get the next generation interested in this career, they are looking to create a feeder from middle school to high school and were able to engage with Atlantic Technical College, who is buying all the equipment, providing the classroom, and transportation to kids from all high schools north of Sunrise Boulevard as part of their regular curriculum for three hours out of the day to be part of the avionics program. Upon completion of the program, kids can work at one of the companies at the airport through an internship or apprenticeship. This program will begin in 2020. The dream is to see a dedicated four-year high school program specifically for aviation or if it is a STEM program with an aviation core. A presentation will be provided during the next Board meeting.

E. Communications to the City Commission – None.

UPDATES:

Mr. Pollitt provided a brief update on the stadium and noted there is constant activity. The training facility structure is up and coming, fields to the north have been outlined, the foundation is in place, and lighting for practice fields are up. The project should be complete in February.

Vice Chair Rebholz questioned if the additional park and community space would come after the stadium and if the steel structure that could be seen was part of the stadium.

Mr. Pollitt stated that their primary concern is to get the stadium ready for the season. The steel structure should be part of the stadium seating structure, which is supposed to have a seating capacity of 18,000.

Mr. Pollitt advised that there is not a Board meeting in November 2019; the meeting will be held the first Thursday in December 2019.

NEXT SCHEDULED MEETING DATE: THURSDAY, DECEMBER 5, 2019 – 1:30 P.M.

There being no further business to come before the Board at this time, the meeting was adjourned at 2:15 p.m.

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