



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, DECEMBER 5, 2019 – 1:30 P.M.**

	Attendance	Cumulative Attendance 7/2019-6/2020	
		Present	Absent
Ed Kwoka, Chair	A	2	2
Edward Rebholz, Vice Chair	A	3	1
Louis Gavin	A	2	2
John Dool	P	4	0
Dana Pollitt	A	2	2
Wes Szymonik	P	3	1
Pierre Taschereau	P	2	2
John Watt	A	3	1
Valerie Vitale	P	4	0
Mark Volchek	P	1	2
Commissioner Marlon Bolton, City of Tamarac [non-voting]	P	4	0
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
Jeri Pryor, Programs Manager
Marie Cine, Administrative Assistant
Will Ward, Operations Supervisor
Khant Myat, Project Manager II/Airport Engineer
Lisa Tayar, Recording Secretary, Prototype, Inc.

CALL TO ORDER

As the Chair and Vice Chair were absent, Acting Chair Dool was appointed by consensus to be the Acting Chair, calling the meeting to order at 1:37 p.m.

1. Roll Call

Roll was called, and a quorum was determined to be present. The Board Members introduced themselves.

APPROVAL OF MINUTES

- **October 24, 2019**

Motion made by Mr. Szymonik, seconded by Mr. Taschereau, to approve the minutes of the October 24, 2019, meeting as presented. The minutes were approved by consensus.

VOTING ITEMS

1. Parcel 8G Lease – Terminal Ventures LLC

Mr. James stated that Parcel 8G consists of 1.57 acres and is located in the northwest quadrant of the Airport. A two-story office building has been improved, which is approximately 10,000 square feet for each floor. There is ample parking on the side; unfortunately, the building was subject to some vandalism which requires some significant rehabilitation. Inspection of the building and foundation has identified these as being in good condition. Attorney Mark Goldstein and Ignacio Martinez of Terminal Ventures, LLC are interested in Parcel 8G and the improvements. It is estimated the project will require \$1.5 million in capital improvements in order to attract high-quality tenants. The proposed renovations will include architectural services and engineering in three phases: Phase One, demolition of the interior; Phase Two, remodeling of first floor; and Phase Three, remodeling of the second floor. The exterior work will include landscaping, painting, and restriping of the parking lot. Completion is expected between 12-18 months. Terminal Ventures have agreed to a long-term, 20-year lease, including an annual CPI rent adjustment, ground rent rate of \$0.40 per square-foot, and improved pavement rent of \$0.05 per square foot. A tenant appraisal will be conducted to establish the building improvement rent. This project will represent an annual rent increase for the Airport of approximately \$35,925, to meet the growing needs and demand for aviation services. Staff recommends that the City Commission enter into the lease agreement with Terminal Ventures, LLC to lease Parcel 8G with a 20-year lease, ground rent at \$0.40 per square-foot, and improved pavement rent at \$0.05 per square-foot, with appraisal performed at year ten for building improvement rent.

In response to Mr. Helyer, Mr. James stated that with the capital investment being made, 20 years is the minimum. With the building already there, 20 years will more than suffice for that type of property.

Mr. Volchek inquired into the current or prior lessee. Mr. James stated the prior tenant failed to comply with fire violations, the rent had not been paid, improvements were not made. The Lease was terminated and the building was left vacant for some time. As to the access road being part of the parcel, there is an easement for three properties (the hotel, Toyota, and Parcel 8-A/B, which will stay as is; the boundary goes up to the edge of the road.

Mr. Szymonik wondered if the appraisal at year ten is standard with other agreements. Mr. James indicated that the building needed the additional improvements, and the ten years will allow them to recoup the initial investment. The Airport could have done it themselves and collected the rent, but this arrangement allows the tenant to come in and set up the building to their needs. Ten years will allow amortization of the expenditure and then a reappraisal at ten years.

Motion by Mr. Volchek, seconded by Mr. Szymonik, to accept Staff's recommendation. In a voice vote, the motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Straugh noted that the summer months were relatively quiet compared to now. ; However, there have been an increase in calls regarding flight training, repetitive operations after 10:00 p.m. and before 7:00 a.m. A notice was sent out to remind all the tenants and pilot operators of the Noise Abatement Program and to request compliance and voluntary cooperation at night. Also, one particular operator was identified conducting several nighttime operations and sent a reminder to be aware of and conform to the voluntary program.

B. Development and Construction

Mr. Harrison spoke about the upcoming Super Bowl on February 2, 2020. The Airport has been meeting with the FAA and the Super Bowl Planning Committee along with other South Florida airports regarding the volume of traffic. Over the past few years the Super Bowl Planning Committee has gone to a slot system for reservations, which process is now underway.

Mr. Harrison stated that the vault expansion project is 100% complete; images were shown of before and after.

Moving on to Challenge Air for Kids and Friends, Banyan is hosting a Challenge Air Fly-In Day on January 25, 2020. Mr. Harrison called for volunteers for this amazing event and to register to volunteer on the Challenge Air website.

Acting Chair Dool inquired about any trends or issues needing attention. Mr. Harrison said Chair Kwoka had expressed interest in flat tire instances; however, taking advantage of some recent volunteer manpower, several hours have been spent walking around the Airport searching for debris. There has been no consistency found throughout the Airport as to why there have been so many flat tire issues.

C. Arrearages – None

D. Fort Lauderdale Executive Airport – Project 12070 – Master Plan Update

Mr. Harrison read the Staff Report (attached) into the record summarizing components of that report, including public workshops. Mr. Szymonik noted several changes being proposed and wondered if there are diagrams available to what the changes will look like. Mr. Harrison said a consolidated item will be sent out to the Board Members that will show a graphic representation of some of the changes through out the entire 20-year planning cycle.

Acting Chair Dool asked if it would be appropriate to have a presentation to the Board after City Counsel meets; Mr. Harrison agreed, and that it would be similar to others done throughout the planning process once the Commission approves it.

Mr. Szymonik noted that it appeared that more incoming aircraft could be accommodated; Mr. James said not more aircraft, but would actually accommodate the aircraft operating now. An example is lengthening the runway for departures and 1,000 feet would allow the aircraft to take on more fuel to make one-stop flights. Mr. Harrison added that noise components were contemplated in this plan as well.

E. Avionics Systems Technician Program Overview Presentation by Zoie Saunders

Zoie Saunders, Chief Education Officer with City of Fort Lauderdale, gave a PowerPoint presentation (attached) on this new role for the City. The goal is to intensify the City's focus on education in order to promote and drive economic development in the community. Highlights on Aviation Education and Training at the high school level were:

- Partners help to guide thinking;
- Establish long-term vision;
- Variety of careers in aviation industry;
- Skills gap identified;
- Need to bring together education and business partners;
- Businesses need a talent supply;
- Steering committee to think through longer-term vision;
- Advisory council developed, formed by business partners;
- Conducted focus groups to identify where the needs are;
- Alignment to industry needs;
- Timeline and milestones include vision for an academy, training and certifications; demands continue to evolve for gap analysis and training needs;
- Launching program in January; ATC (Atlantic Technical College) and FXE; mix of adults and high school students;
- Internships preparing for multiple job opportunities;
- Description of modern avionics and what all that comprises;
- Typical entry level is through high school avionics programs;

- Planned enrollment; state of the art lab; hands on experience; high school dual enrollment program; and adult full-day program;
- Since September: teacher recruited; equipment ordered and set up; students recruited (15 so far); transportation will be provided;
- Continued plans for implementation of Avionics Program and focus on longer-range program;
- Apprenticeship program from a number of FXE businesses; repair persons are needed for training; and curriculum development.

Mr. Taschereau asked about funding. Ms. Saunders said it will come from Broward County Public Schools for teacher(s), equipment, lab space at ATC, and grant opportunities. Mr. James said at this time, FXE is not providing space, which will be at ATC; when apprenticeship/hands-on begins, business partners and tenants will coordinate to provide props of aircraft parts for shops and classrooms. Ms. Saunders added that role of the City and FXE is to bring business partners together to support the effort and expand training opportunities in Aviation. Champions of the program noted as Commissioner Moraitis and Ft. Lauderdale School Board Members Heather Brinkworth and Dr. Osgood.

Acting Chair Dool asked if there are costs to the students, perhaps with transportation. Ms. Saunders said for high school students it is a dual enrollment program, so it is available free of charge as part of the choice programming of Broward County Public Schools and the meeting of the prerequisite coursework. For adults, there is a fee; however, there are grant opportunities (Ms. Saunders had a flyer for the program that ATC has put together).

Acting Chair Dool also asked if there is a role for this Board in terms of support, moving forward or at some point in the future. Ms. Saunders said this has very much been a collaborative effort and all stakeholders vested in the aviation sector are encouraged to give input in the development; Ms. Saunders can come to meetings to provide regular updates and receive feedback. General consensus was that this is a great opportunity and an option for younger students in aviation.

F. Communications to the City Commission – None.

UPDATES

Mr. James had several items:

- Introduced Will Ward as the new Airport Operations Supervisor.
- Khant Myat, new Airport Engineer.
- January 15, 2020 Open House Ace Awards.
- Happy Holiday Wishes.

NEXT SCHEDULED MEETING DATE: THURSDAY, JANUARY 23, 2020 – 1:30 P.M.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 2:20 p.m.

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

Attachments: Fort Lauderdale Executive Airport – Project 12070 – Master Plan Update
 PowerPoint Avionics Systems Technician Program Overview

[Minutes prepared by M. Moore, Prototype, Inc.]