



CITY OF FORT LAUDERDALE

2nd Draft

**AVIATION ADVISORY BOARD MEETING MINUTES
FORT LAUDERDALE EXECUTIVE AIRPORT
RED TAILS CONFERENCE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
THURSDAY, APRIL 23, 2026 – 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/2025 - 6/2026	
		Present	Absent
William Gilbert, Chair	P	6	0
David Cooper, Vice Chair	P	4	2
Olivia Anderson	A	1	3
David Ash	P	4	2
Louis Gavin	A	4	2
Kelly Gordon	P	5	1
Dr. Jeff Johnson	P	5	1
Robert Laughlin	P	5	1
John Vratsinas	P	4	2
Barry Zimmerman	P	3	0
Non-Voting			
Commissioner Marlon Bolton, City of Tamarac	A	4	2
Narciso Cherson, City of Oakland Park	P	6	0

Airport/City Staff

Rufus A. James, Airport Director
 Carlton M. Harrison, Assistant Airport Director
 Chelsea Jones Finley, Division Manager – Airport Administration
 Patrick Donnelly, Division Manager – Airport Operations
 Khant Myat, Airport Engineer
 Miguel Laca, Financial Administrator
 Linda Blanco, Senior Administrative Assistant
 Katharine Lee, Airport Projects Support
 Marco Hausy, Senior Assistant City Auditor

Others

Nicholas Leone, Atkins Réalis
 Jon Tonko, Banyan Air
 Jose Blanco, CHA Consulting
 Stephanie Lopez, CHA Consulting
 Pat Frawley, Cordella Construction
 Cody Parham, Garver
 Travis Werth, JM Family
 Carlos Josis, KEITH
 Kevin Scott, Kimley-Horn and Associates
 Paige Alsten, Kimley-Horn and Associates
 Deb Puia, Lofts of Palm Aire

Judy Stern, Stern Consulting
Alejandro Assor, W Aviation
Rafael Ayala, W Aviation
Hugo Cortes, W Aviation
Ignacio Martinez, W Aviation
Karen Cruitt, Prototype, Inc.

CALL TO ORDER

Chair Gilbert called the meeting to order at 1:31 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

• February 26, 2026 Minutes

Motion made by Mr. Laughlin, seconded by Mr. Gordon, to approve the minutes of the February 26, 2026, meeting as presented. In a voice vote, the **Motion** passed unanimously. (8-0)

VOTING ITEMS

1. None.

UPDATE ITEMS

A. Noise Compatibility Program

Mr. Patrick Donnelly, Division Manager - Airport Operations, shared the February & March 2026 reports. In February, there were 1,515 jet departures, with 952 of those from Runway 9. Six departures were recorded over the 80-decibel threshold at Noise Monitor 2, none of which generated a noise submission. There were a total of 24 noise inquiries from nine households.

In March, there were 1,917 jet departures with 1,696 departing from Runway 9. Noise Monitor 2 recorded four departures that exceeded the threshold, none of which generated a noise submission. A total of 42 noise inquiries were generated from 11 households.

B. Development and Construction

I. FXE Project Status Update

Mr. Donnelly reported that construction on the Aviation Equipment & Service (AES) Facility Expansion Project began on March 2, 2026. Concrete had been poured the week prior; column structure and rebar was in process.

Mr. Donnelly noted that the Runway 13-31 Pavement Sealing Project had been completed in two phases, including the sealant coat and permanent paint marking.

C. Arrearages

Mr. James advised there were no arrearages to report.

D. Communications to the City Commission

None.

E. Other Items

I. Leasing Policy Update

Mr. Carlton Harrison, Assistant Airport Director, provided the update. Pursuant to the recommendation made at the February 26, 2026 Board meeting that a formal working group be established to assist with the development and review of the Airport leasing policy, authorization was obtained from the City Commission on March 19, 2026. Kimley-Horn had been selected as a neutral facilitator to help develop the framework and timeline for the working group.

Ms. Paige Alsten, Kimley-Horn and Associates, outlined the proposal to manage the process over a period of 75 days. This will include:

- A stakeholder group comprised of eight Airport tenants, seven of which would be principal tenants; five key members of Airport staff; one Aviation Advisory Board liaison; a representative from the City Attorney's Office; and two Kimley-Horn facilitators.
- Three facilitated stakeholder meetings with minutes distributed after each one.
- Compilation and presentation of aligned group feedback for Board and City Commission review.

Discussion ensued on how consensus on lease terms would be determined. Members agreed that recommendations approved by the majority of participating tenants should be moved forward for Board consideration and City Commission approval. Mr. Vratsinas stated that he was very pleased with the way the process had evolved in 60 days.

Members discussed a recommendation by Mr. Zimmerman that the group include two members of the Aviation Advisory Board in the event that one could not attend the meetings, and requested that the proposal be revised to reflect up to two AAB members. Mr. Harrison responded that is exactly the feedback they are looking for and they can certainly have more than one Board member on the stakeholder group. He stated the meetings would be noticed to the public; the revised package would be presented to the City Commission for their approval so that a start date could be established.

II. Community Events Update

Ms. Katharine Lee, Airport Projects Support, reported that FXE had served as a sponsor and exhibitor at the Claim Your Future Showcase career fair in February, and at the third annual Broward Worlds of Work Career Expo in March. Staff engaged with over 1,200 high school students to introduce them to potential career pathways within the industry.

FXE had worked in collaboration with Flying Classroom and the Broward County Public Schools Migrant and Special Programs department to host the 2026 STEMfest on April 11, 2026. The event welcomed over 1,000 students and their families for a highly interactive, aviation-focused STEM experience (Science, Technology, Engineering and Math) with the support of over 50 partners and volunteers. Ms. Lee highlighted that the event garnered some of the strongest feedback received to date.

III. Public Comments

None.

ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 1:51 p.m.

NEXT SCHEDULED MEETING DATE: Thursday, May 28, 2026, at 1:30 p.m.

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

[Minutes prepared by K. Cruitt, Prototype, Inc.]

VOTING ITEM 1

DATE: May 28, 2026
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Director
SUBJECT: Assignment of Lease – KAS Airport LLC for Parcel 1A to Finance and Acquisitions, LLC

KAS Airport LLC, a Florida limited liability company (KAS) leases Parcel 1A in the Industrial Airpark by virtue of a lease agreement dated July 17, 1984 (Exhibit 1). KAS is a Real Estate Investment firm established in 2009 for the purpose of purchasing and managing commercial real estate in the State of Florida. The principals of KAS, Charles Stuzin and Dan Stuzin, have been involved in both the banking and real estate industries in South Florida for more than 40 years.

Parcel 1A consists of approximately 309,320 square feet or 7.101 acres and has been improved with three multi-tenant office buildings with a total leasable area of 73,149 square feet and a gross building area of 84,002 square feet constructed in 1987. The lease has a fifty-year (50) term with an option to extend for an additional thirteen (13) years, which was exercised in 2011. The annual rental payments for the property are \$184,860 with five (5) year Consumer Price Index (CPI) adjustments. The next adjustment is due December 6, 2031. The lease expires on December 5, 2051.

In December 2011, a Lease Amendment was approved, which included a thirteen-year (13) year option to extend, payment of 2.5% of the annual net rental income from the improvements on the parcel beginning July 1, 2031, and annual ground rent further adjusted to 10% of the Fair Market Value in 2031.

KAS Airport LLC has agreed to assign its ground lease for this property to Finance and Acquisitions, LLC (Assignee). Per the attached memo (Exhibit 2), the Assignee brings nearly three decades of proven experience in the acquisition, repositioning, development, and management of commercial real estate assets of comparable scale and complexity to the subject property.

The Assignee intends to make the following enhancements:

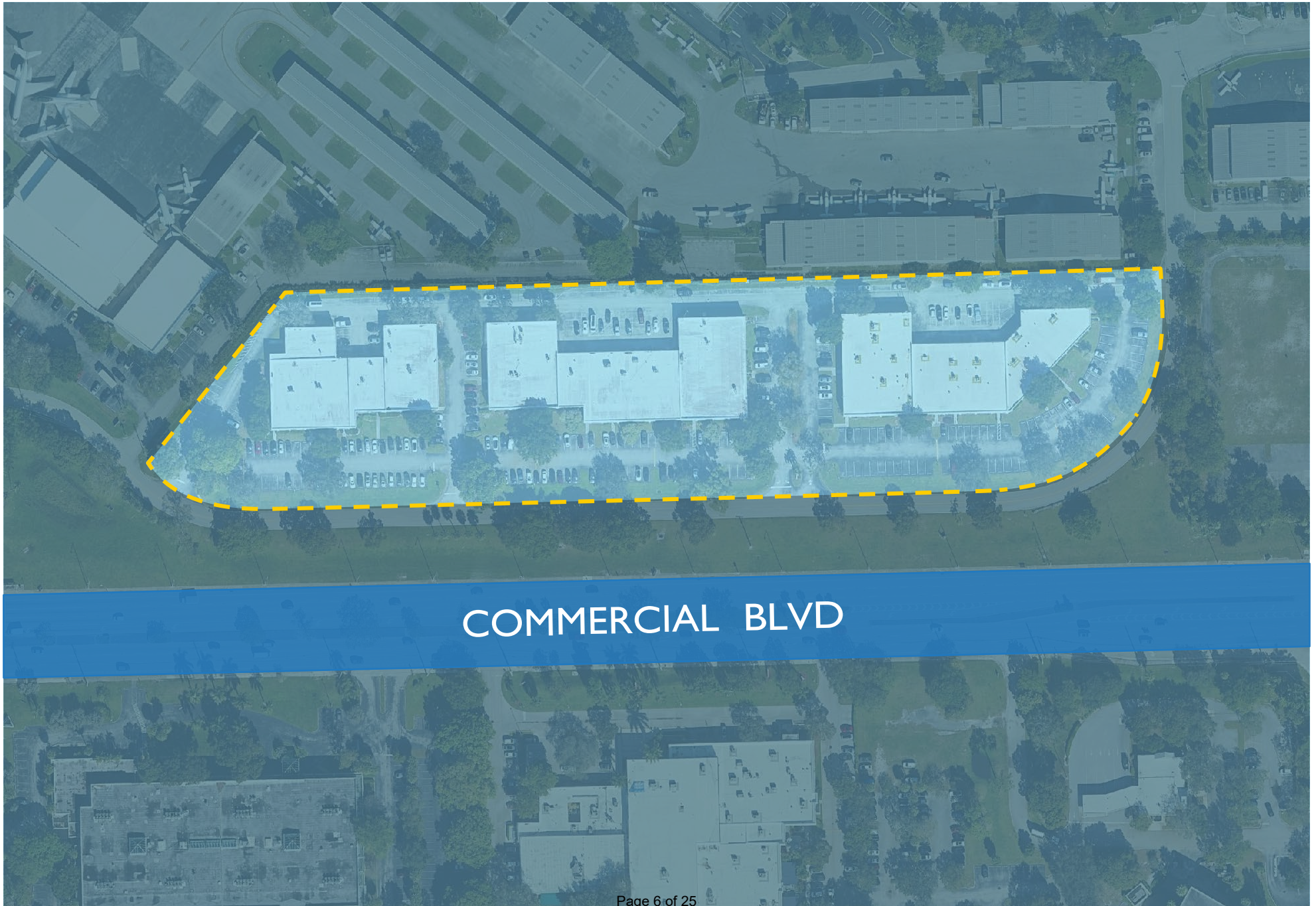
- Exterior stucco repairs and paint refresh.
- Re-paving and re-stripping of the parking areas
- Ongoing modernization of interior spaces

An assignment of this type is permitted under the terms of the lease, subject to consent of the City, which shall not be unreasonably withheld.

Staff Recommendation

Staff recommend that the City consent to the requested assignment of the KAS Airport LLC lease for Parcel 1A to Finance and Acquisitions, LLC, subject to review by the City Attorney's Office and City Commission approval.

PARCEL 1A



**PERIMETER FLEX CENTER, LLC
1801-1925 S Perimeter Road,
Fort Lauderdale, Florida 33309**

PERIMETER FLEX CENTER, LLC AVIATION ADVISORY BOARD MEMORANDUM

May 28, 2026

VIA EMAIL RJAMES@FORTLAUDERDALE.GOV

City of Fort Lauderdale Aviation Advisory Board
Attention: Rufus A. James, Airport Director
and Airport Board and Staff Members
6000 NW 21st Avenue
Fort Lauderdale, Florida 33309

RE: Application relating to the proposed assignment of all rights, title, and interest (collectively, the "Leasehold Estate") in that certain Lease dated July 17, 1984, by and between the City of Fort Lauderdale, a municipal corporation of the State of Florida ("CFLL"), as Landlord and Mobley Properties, Inc., a Florida corporation, as Tenant, as evidenced by that certain Lease Agreement recorded in [Official Records Book 12384, Page 951](#), as assigned to EABC, Ltd., a Florida limited partnership formerly known as Executive Airport Business Center Phase I, Ltd., a Florida limited partnership by Partial Assignment of Lease recorded in [Official Records Book 12384, Page 977](#), and Assignment of Lease recorded in [Official Records Book 13082, Page 89](#), as conveyed to Peoples Southwest Real Estate Limited Partnership, a Delaware limited partnership by Certificate of Title recorded in [Official Records Book 23669, Page 576](#), as assigned to Executive Airport Associates, L.L.C., a Florida limited liability company by Assignment and Assumption of Ground Lease recorded in [Official Records Book 29872, Page 730](#), as conveyed to U.S. Bank, National Association, successor in interest to Bank of America, National Association as Successor Trustee for the Registered Holders of GMAC Commercial Mortgage Securities, Inc., Commercial Mortgage Pass-Through Certificates, Series 2000-C1 by Certificate of Title recorded in [Official Records Book 47716, Page 1694](#), and Corrective Certificate of Title recorded in [Official Records Book 47791, Page 893](#), as assigned to KAS Airport LLC, a Florida limited liability company ("Proposed Assignor") by Assignment and Assumption of Ground Lease recorded in [Official Records Book 48334, Page 1315](#), and amended by Fourth Amendment to Lease Agreement recorded in [Official Records Book 48464, Page 76](#), Public Records of Broward County, Florida as such lease may have heretofore been or may hereafter be modified, extended, renewed or replaced (collectively the "Ground Lease"), demising the real property and interest legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "Land"); together with all of Proposed Assignor's right, title and interest in and to: (i) all buildings, structures and other improvements located on the Land; and (ii) any and all fixtures attached to or incorporated therein (the Land, together with (i)-(ii), collectively the "Premises") to Perimeter Flex Center, LLC, a Florida limited liability company (the "Proposed Assignee").

Dear Airport Director and Members of the Airport Board and Staff,

Please accept this Memorandum by Proposed Assignee in connection with Proposed Assignor's memorandum and application, which is in support of Proposed Assignee's intent to assume the Ground Lease. Proposed Assignee respectfully submits this memorandum to provide the Airport Director and Members of the Board and Staff with (i) Proposed Assignee's interest in acquiring the Ground Lease; and

(ii)ifurther, highlight Proposed Assignee’s extensive experience in owning, managing and maintaining similar commercial properties.i

I. EXECUTIVE SUMMARY

As further detailed herein, the Proposed Assignee is an affiliated entity of IMC Equity Group (“IMC”), which brings nearly three decades of proven experience in the acquisition, repositioning, development, and management of commercial real estate assets of comparable scale and complexity to the subject property. The Proposed Assignee has consistently demonstrated the ability to identify underperforming assets and execute targeted capital improvement programs that unlock value, stabilize operations, and enhance long-term performance. This disciplined, results-driven approach has resulted in a strong track record of transforming assets into high-quality, income-producing properties, positioning the Proposed Assignee as a capable and reliable operator well-suited to assume stewardship of the subject property. As a source, please refer to IMC Equity Group’s 2025 Annual Catalog provided together with the required documents to present this request.

II. RELEVANT EXPERIENCE

A) Cypress Airpark, LLC (1500 W. Cypress Rd. Fort Lauderdale, FL 33309) 2016 – Present

In 2016, IMC acquired this 89,000 square foot commercial property located in the immediate vicinity of the subject site. Through the implementation of a targeted capital improvement program, IMC successfully enhanced the asset’s overall quality and functionality. Improvements included a full exterior repaint, repaving of the parking lot, and upgrades to the storm drainage system.

Today, the property remains 100% occupied, underscoring the effectiveness of our approach and our ability to create and sustain long-term value.

B) Plantation Industrial, LLC (1700/1800 NW 66 Avenue, Plantation FL 33324) 2019 – Present

In 2019, IMC acquired this 96,000 square foot commercial property located in the City of Plantation. Since acquisition, IMC implemented a series of capital improvements, including the repaving and restriping of the parking lot, with additional enhancements underway such as upgraded curbing and improvements to the irrigation system.

These efforts reflect our ongoing commitment to maintaining high-quality assets and proactively investing in their long-term performance. Today, the property is 98% occupied, demonstrating the strength of our asset management approach and the continued demand for well-maintained, functional commercial space.

While the properties highlighted above are the most comparable to the subject, they represent only a portion of our broader South Florida portfolio. We encourage the Board to visit our website at www.imcequitygroup.com, where you can learn more about our organization, operating platform, and overall investment strategy.

IMC currently owns and manages approximately 13 million square feet of commercial real estate in Florida, reflecting both the scale of our operations and our deep-rooted local market expertise. This

extensive footprint underscores our capability to consistently execute, operate, and add value across a wide range of commercial assets.

III. PROPOSED STRATEGY FOR THE PROPERTY

The Proposed Assignee intends to apply its proven, results-driven methodology to implement a comprehensive capital improvement and operational strategy designed to modernize the Property and maximize occupancy.

Following a thorough evaluation, the Proposed Assignee will strategically implement targeted improvements, including:

- i Exterior enhancements, including stucco repairs and full property paint refresh.i
- i Re-paving and re-stripping of the parking areas to improve functionality and curb appeal.i
- i Ongoing modernization of interior spaces and unit upgrades as leases turn over.i

In parallel, the Proposed Assignee will execute a disciplined leasing and management strategy focused on long-term stability and asset performance, including:

- i Attracting creditworthy, long-term tenants.i
- i Aligning capital improvements with evolving market demand.i
- i Maintaining strong tenant relationships through proactive, responsive, and professional property management.i

IV. CONCLUSION

Based on its extensive experience owning, managing, and enhancing comparable commercial properties throughout South Florida, I am confident that the Proposed Assignee is exceptionally well-qualified to assume the Ground Lease and serve as a responsible and capable steward of the Property.

The Proposed Assignee has a demonstrated track record of successfully repositioning underperforming assets into stabilized, high-quality properties, delivering long-term value while maintaining strong operational standards. This experience uniquely positions it to enhance the Property in a manner that benefits not only its tenants, but also the broader surrounding community.

As this type of assignment is expressly contemplated under the Ground Lease, subject to approval by the City of Fort Lauderdale Commission, the Proposed Assignee respectfully requests that the Aviation Advisory Board recommend approval of the Assignment, with final review by the City Attorney's Office.

Sincerely,

Perimeter Flex Center, LLC
a Florida Limited Liability Company



Yoram Izhak, Manager

Exhibit "A"

A parcel of and being a portion of Tract 1, F-X-E Plat, according to the plat thereof, recorded in [Plat Book 119, Page 4](#), of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

Commence at the most Southerly Southwest corner of said F-X-E Plat; thence North 88 degrees 13 minutes 50 seconds East along the North right of way line of Commercial Boulevard (State Road 870) and the South boundary limits of said Tract 1, a distance of **36.90 feet**; thence North 88 degrees 10 minutes 19 seconds East, along said North right of way line and South boundary limits, a distance of **386.86 feet**; thence North 01 degrees 48 minutes 41 seconds West, a distance of **105.00 feet** to a point on a line 105.00 feet North of and parallel with Last said North right of way line and South boundary limits; said point being the Point of Beginning of the description and also a point on the arc of a non-tangent curve concave to the Northeast; a radial line of said curve through said point having a bearing of South 01 degrees 48 minutes 41 seconds East); thence Westerly and Northwesterly along the arc of said curve to the right having a central angle of **48 degrees 46 minutes 42 seconds** and a radius of **164.84** feet for an arc distance of 140.17 feet to a point on a non-tangent line; thence **North 38 degrees 28 minutes 49 seconds East**, a distance of **280.75** feet to a point on a line **387.00 feet** North of and parallel with last said North right of way line and South boundary limits; thence **North 88 degrees 10 minutes 19 seconds East**; along said parallel line, a distance of **1118.08 feet**; thence South 01 degrees 49 minutes 41 seconds East, a distance of 82.00 feet to a point of curvature of a tangent curve concave to the Northwest); thence Southerly, Southwesterly and Westerly along the arc of said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 200.00 feet for an arc distance of **314.16** feet to a point of tangency; thence South 88 degrees 10 minutes 19 seconds West along a line tangent to the last described curve and along a line 105.00 feet North of and parallel with last said North right of way line and South boundary line, a distance of **886.90** feet to the Point of Beginning.

VOTING ITEM 2

DATE: May 28, 2026
TO: Aviation Advisory Board
FROM: Rufus A. James, Airport Director
SUBJECT: Executive Airport – Temporary Aircraft Parking Agreement with FXE Parcel 15, LLC



FXE Parcel 15, LLC (Lessee) has requested to enter into a Temporary Aircraft Parking Agreement during the construction of a hangar and ramp expansion project on Parcel 15. This Agreement will allow the Lessee to utilize a piece of property adjacent to its leased premises on Parcel 14, which will provide additional spaces for aircraft parking (Exhibit 1).

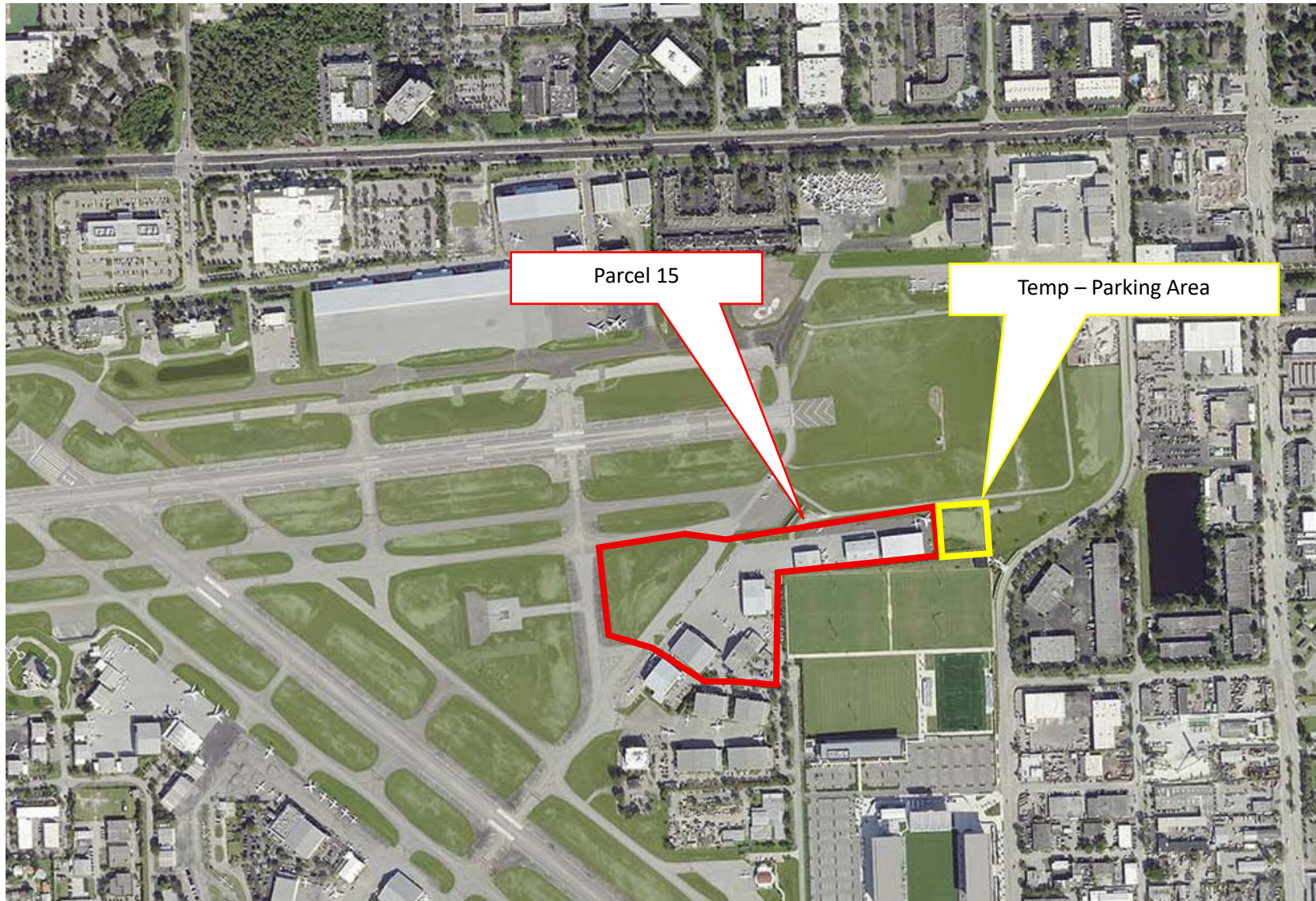
This Agreement will be on a month-to-month basis for an area of approximately 305 feet by 135 feet or approximately 41,175 square feet. The rental rate will be based on \$0.35/ per square foot, which will be billed monthly at \$1,200.94 per month or \$14,411.28 per year.

<u>Parking Area</u>	<u>Square Feet</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
305' x 135'	41,175	\$1,200.94	\$14,411.28


The Temporary Aircraft Parking Agreement requires that the Lessee be responsible for maintaining the area and hold the City harmless. In addition, aircraft shall not be parked in a manner which causes an unsafe condition to exist.

Staff Recommendation:
Staff recommend that the FXE Parcel 15, LLC Temporary Aircraft Parking Agreement be approved on a month-to-month basis for one year.

**VOTING ITEM 2
EXHIBIT 1**



UPDATE ITEM A

DATE: May 28, 2026
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Director
VIA: Carlton Harrison, Assistant Airport Director
BY: Patrick Donnelly, Division Manager – Airport Operations
SUBJECT: Executive Airport – Noise Compatibility Program

April 2026

In April 2026, Fort Lauderdale Executive Airport (FXE) recorded 1,600 jet departures, with 1,520 departing from Runway 9. Noise Monitoring Terminal #2 recorded five departures that exceeded the 80-decibel (dB) threshold, which generated one noise submission. A total of 15 noise inquiries were received from seven households.

Staff will continue to address residents' concerns and monitor aircraft operations to support safe and efficient operations at FXE.



COOPERATIVE NOISE ABATEMENT

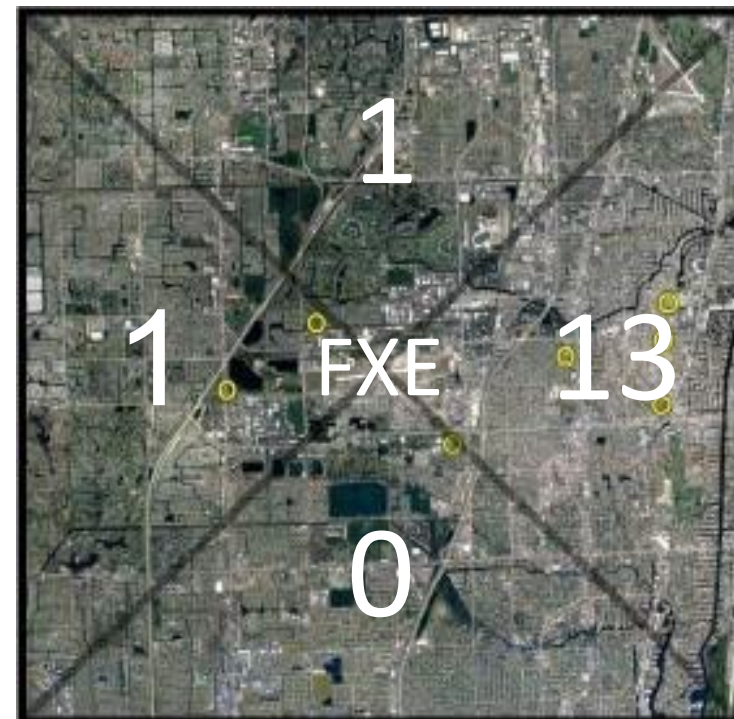
May 28, 2026

Month of April 2026

Jet Departures and Noise	Mar - 26	Apr - 26
Total Departures	1917	1600
Runway 27 Jet Departures	218	79
Runway 9 Jet Departures	1696	1520
Runway 13/31 Jet Departures	3	1
Runway 9 Jet Departures, I-95 Turns	783	831
Runway 9 Jet Departures %, I-95 Turns	48%	55%
Jet over 80dB at Monitor #1	50	29
Jet over 80dB at Monitor #2	4	5

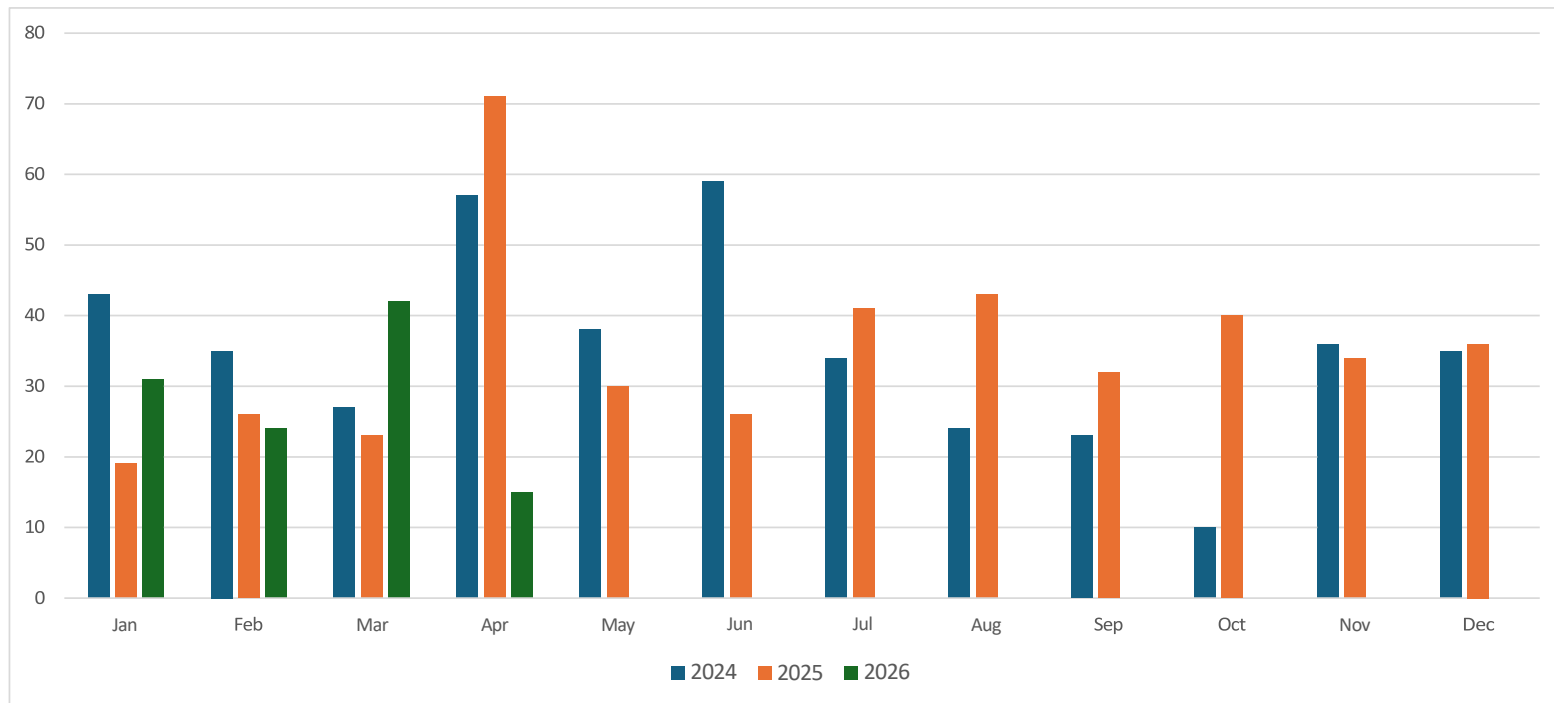
Noise Reports	Mar - 26	Apr - 26
Number of Households - FXE Noise Only	11	7
Number of Reports - Jets	37	13
Number of Reports - Propellers Single-Engine	1	2
Number of Reports - Propellers Multi-Engine	3	0
Number of Reports - Helicopters	1	0
Number of Reports - Other Airports	0	0
Number of Reports - DT1	0	0
Total Number of Noise Reports for FXE	42	15

Noise Reports By Quadrant




Airport Noise Submissions Year-Over-Year (YoY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	43	35	27	57	38	59	34	24	23	10	36	35	421
2025	19	26	23	71	30	26	41	43	32	40	34	36	421
2026	31	24	42	15									112



UPDATE ITEM B

DATE: May 28, 2026
TO: Aviation Advisory Board
FROM: Rufus A. James, Airport Director 
VIA: Carlton Harrison, Assistant Airport Director
BY: Patrick Donnelly, Division Manager – Airport Operations
SUBJECT: Development and Construction

12356 - FXE Aviation Equipment & Service (AES) Facility Expansion

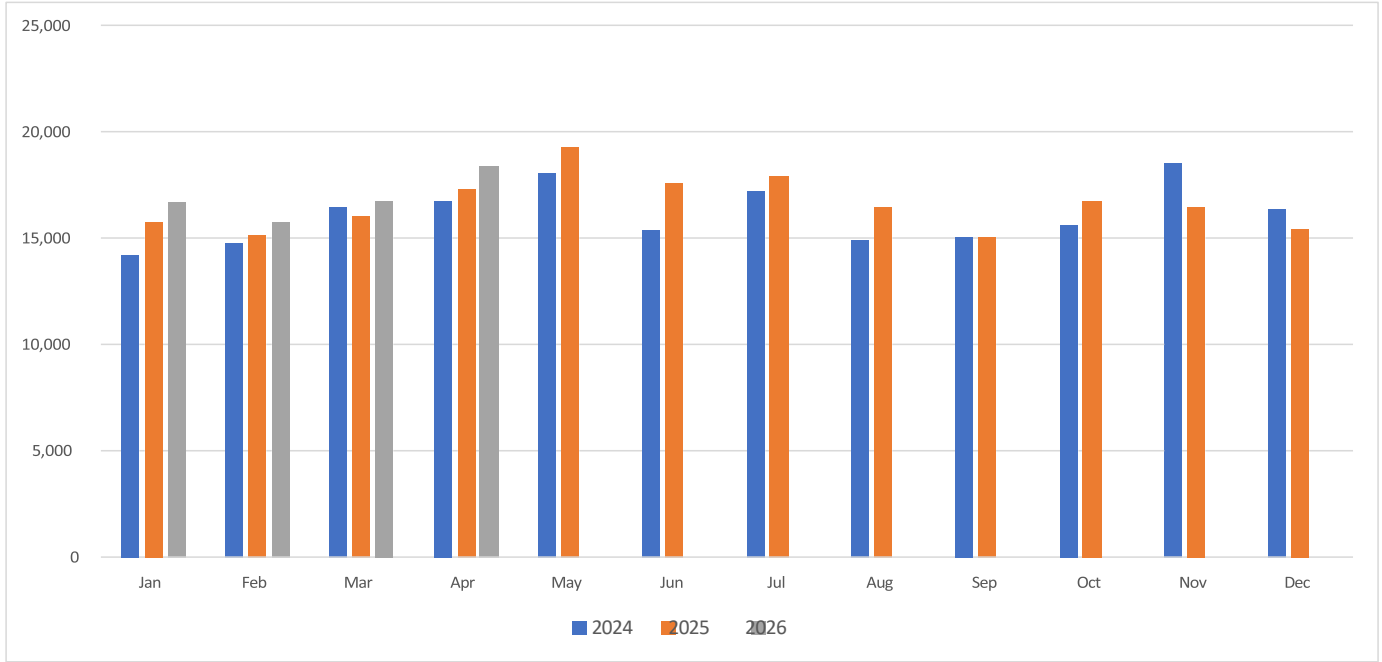
The Aviation Equipment & Service (AES) Facility Expansion project is designed to add 4,000 square feet of interior workspace and storage capacity, while modernizing the existing site. Planned improvements include enhanced landscaping, an upgraded irrigation system, new LED lighting, refreshed flooring and paint, and upgraded security infrastructure.

Progress on construction includes the successful pouring of the concrete floor pad. Vertical construction has advanced with the completion of structural columns and rebar placement. The roof is currently under construction, and the installation of drainage structures is ongoing. The next phase will focus on roof completion, retention area improvements and block wall construction.



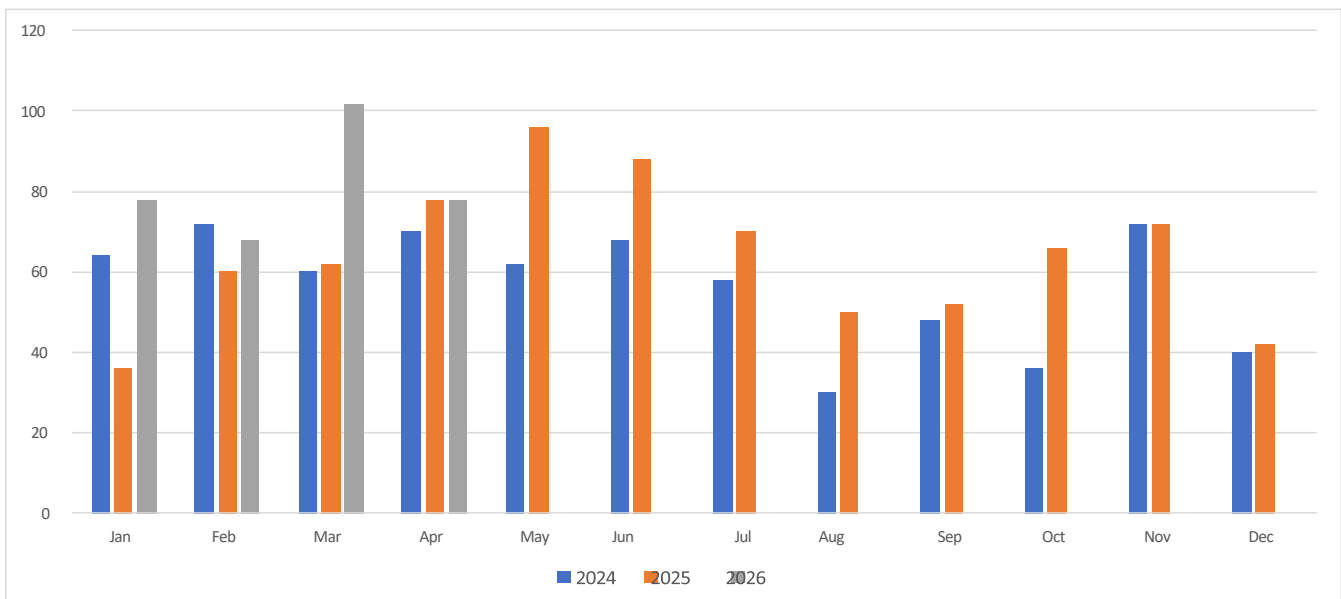
Airport Operations - Year-Over-Year (YoY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	14,231	14,721	16,444	16,787	18,089	15,357	17,236	14,907	15,094	15,564	18,546	16,372	193,348
2025	15,773	15,122	16,046	17,326	19,274	17,589	17,915	16,435	15,063	16,755	16,422	15,454	199,174
2026	16,682	15,763	16,765	18,403									67,613



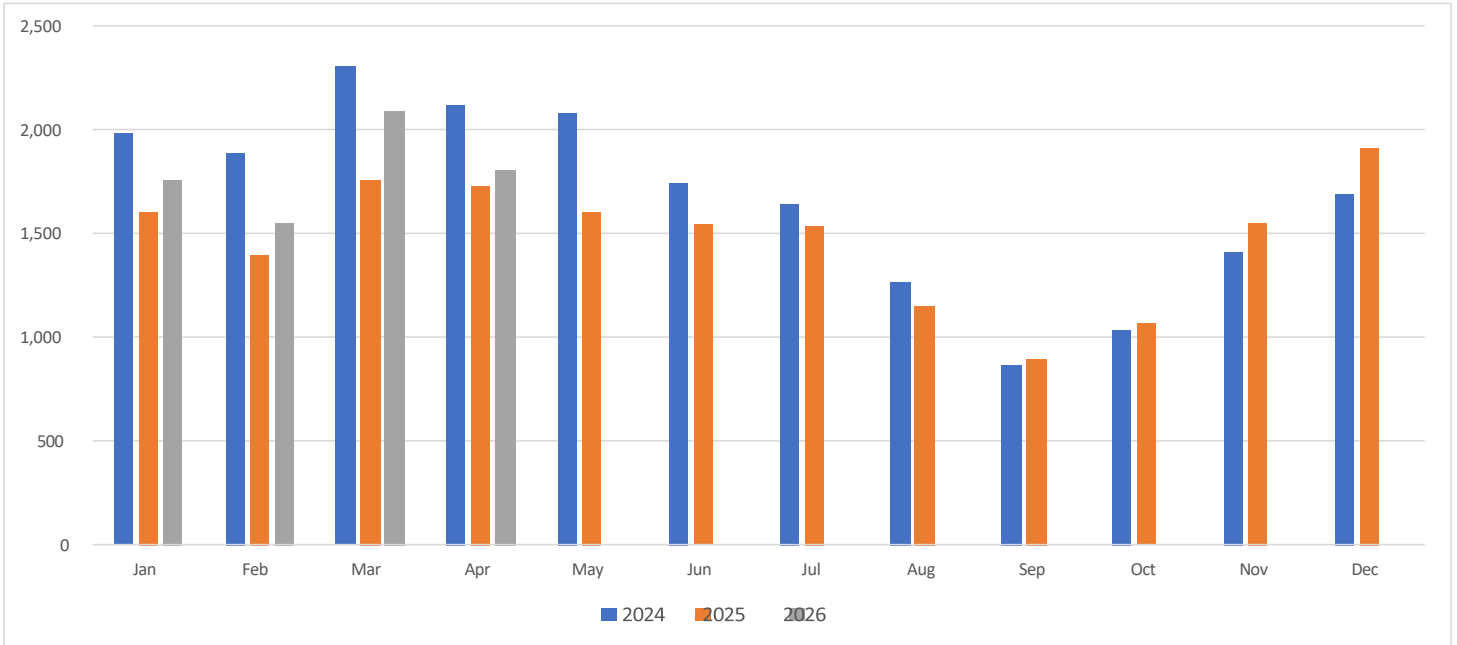
DTI Operations - Year-Over-Year (YoY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	64	72	60	70	62	68	58	30	48	36	72	40	680
2025	36	60	62	78	96	88	70	50	52	66	72	42	772
2026	78	68	102	78									326



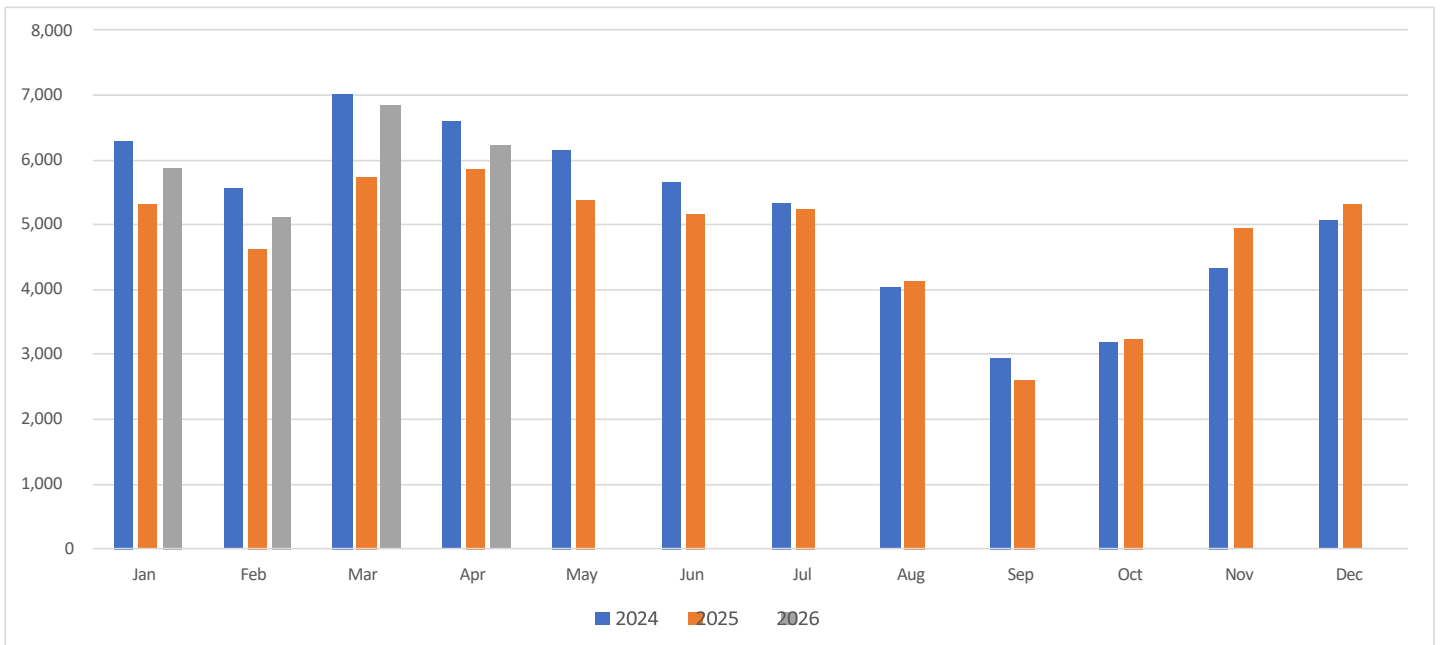
Customs Aircraft Count - Year-Over-Year (YoY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	1,984	1,887	2,306	2,123	2,080	1,747	1,644	1,267	869	1,033	1,416	1,690	20,046
2025	1,605	1,399	1,756	1,728	1,606	1,542	1,535	1,148	898	1,064	1,555	1,914	17,750
2026	1,756	1,554	2,088	1,806									7,204



Customs Passenger Count - Year-Over-Year (YoY)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	6,300	5,561	7,023	6,600	6,160	5,649	5,335	4,025	2,954	3,198	4,331	5,066	62,202
2025	5,311	4,624	5,741	5,843	5,397	5,174	5,234	4,135	2,614	3,240	4,947	5,299	57,559
2026	5,876	5,119	6,849	6,228									24,072

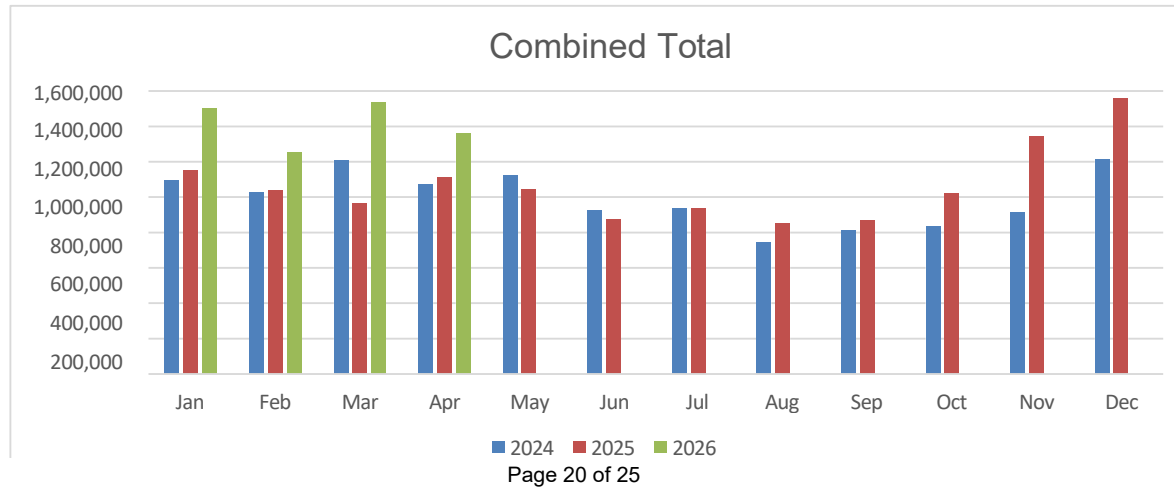
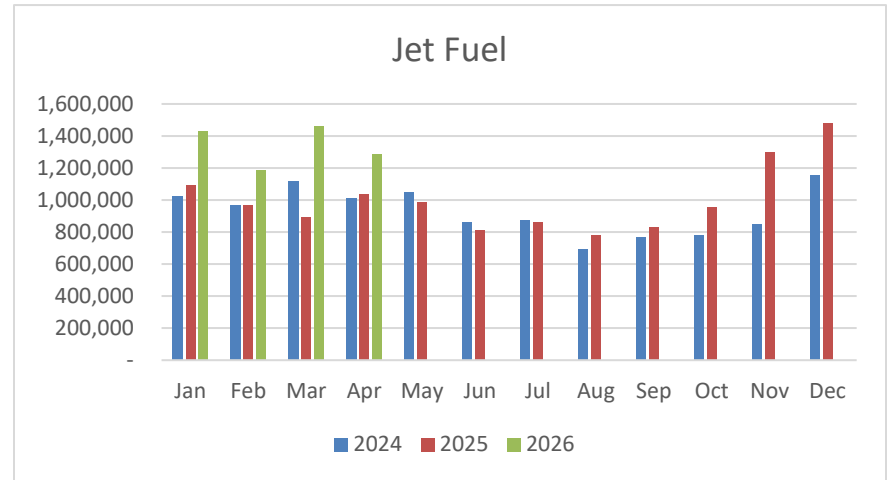
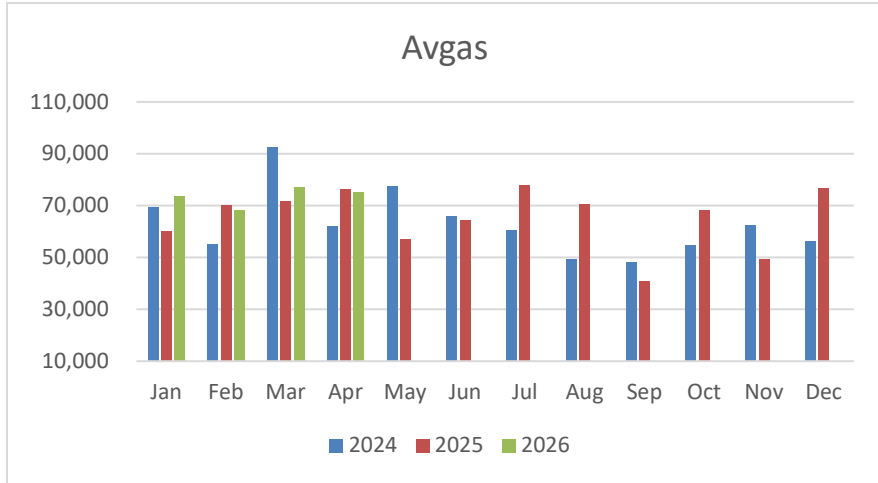


April 2026 Alerts


Date	Alert Level	Aircraft Type	Description
4/2/2026	I	Cirrus SR22	Flat Left Main Gear
4/6/2026	I	Cessna 525B Citation	Flat Right Main Gear
4/16/2026	II	Piper PA-28 Archer	Smoke In Cabin
4/20/2026	II	Cessna 172 Skyhawk	Alternator Malfunction
4/24/2026	I	Diamond DA40	Flat Right Main Gear
4/26/2026	II	Cessna 210 Centurion	Rough Running Engine

2024, 2025 & 2026 Monthly Fuel Flowage (Gallons)

Year	Fuel	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2024	Avgas	69,394	55,013	92,323	62,139	77,461	65,665	60,583	49,389	47,998	54,662	62,474	56,214	753,315
	Jet	1,026,986	968,551	1,115,643	1,011,625	1,046,671	859,942	873,318	693,464	764,773	778,918	850,696	1,154,564	11,145,151
	Total	1,096,380	1,023,564	1,207,966	1,073,764	1,124,132	925,607	933,901	742,853	812,771	833,580	913,170	1,210,778	11,898,466
2025	Avgas	59,994	70,084	71,666	76,322	56,894	64,173	77,745	70,429	40,722	67,979	49,120	76,515	781,643
	Jet	1,090,127	967,870	892,884	1,036,532	986,791	810,737	857,423	779,131	828,032	954,806	1,296,346	1,480,919	11,981,598
	Total	1,150,121	1,037,954	964,550	1,112,854	1,043,685	874,910	935,168	849,560	868,754	1,022,785	1,345,466	1,557,434	12,763,241
2027	Avgas	73,575	68,061	77,117	75,034									293,787
	Jet	1,427,032	1,185,759	1,458,028	1,283,963									5,354,782
	Total	1,500,607	1,253,820	1,535,145	1,358,997	0	0	0	0	0	0	0	0	5,648,569



UPDATE ITEM B.I.

DATE: May 28, 2026
 TO: Aviation Advisory Board 
 FROM: Rufus A. James, Airport Director
 Via: Carlton Harrison, Assistant Airport Director
 BY: Khant Myat, Sr. Project Manager
 SUBJECT: FXE Project Update

PROJECT STATUS UPDATE FOR THE MONTH OF APRIL 2026

Project Number	Project Name	Funding Detail	Phase	Current Status
12522/12708	Runway 9 Run-Up Area	Total Project Cost: \$4,570,122 Funding: FDOT: \$251,830 FAA: \$ 4,048,500 Airport: \$269,792	Post-Warranty	City staff are closing the remaining purchase orders for the projects pending City Commission meeting to close grant and then Closeout by Finance. The warranty has expired.
12539	Taxiway Golf Pavement Rehabilitation	Total Project Cost: \$1,257,664 Funding: FDOT: \$1,076,352 FAA: N/A Airport: \$269,088	Post-Warranty	City staff are closing the remaining purchase orders for the projects pending FY25 Closeout Memo from Finance. The warranty has expired.
12521	Runway 31 By-pass Taxiway	Total Project Cost: \$1,243,277.19 Funding: FDOT: \$885,000 FAA: N/A Airport: \$358,277.19	Post-Warranty	City staff are closing the remaining purchase orders for the projects. Pending FY25 Closeout Memo from Finance The warranty has expired.

Project Number	Project Name	Funding Detail	Phase	Current Status
GHELIST21	Helistop Layout Plan and Construction Survey	Total Project Cost: \$151,203.43 Funding: FDOT: \$101,288 FAA: N/A Airport: \$101,288	Complete	The Layout Plan was completed in December of 2024 and has been approved by FDOT. City staff are closing the remaining purchase orders for the projects pending FY25 Closeout Memo from Finance
12355	Airport Drainage Improvements Phase 1	Total Project Cost: \$594,694 Funding: FDOT: \$540,000 FAA: N/A Airport: \$135,000	Warranty	Phase one of the project is complete, and the grant is closed out. All the POs are closed. The project will remain open for future phases.
12764	RW 9 Pavement Rehab	Total Project Cost: \$10,538,909.51 Funding: FDOT: \$528,196 FAA: \$ 8,800,000 Airport: \$1,210,713.51	Warranty	The construction is 100% complete. FAA's AIP grant was closed on 4/30/2026 and FDOT grant will be closed out in May once the final reimbursement is received. The warranty is still in effect.
12970	2025 Helistop Fireproofing and Painting	Total Project Cost: \$167,529 Funding: FDOT: \$134,023 FAA: N/A Airport: \$33,506	Warranty	The project is complete. The FDOT grant will be closed in May. Currently the project is in the warranty phase.
12356	FXE AES Expansion	Total Project Cost: \$2,161,206 Funding: FDOT: N/A FAA: N/A Airport: \$2,161,206	Construction	Construction is currently in Week 10 of the project schedule. The contractor completed installation of foundation, columns and concrete beams. Substantial completion is anticipated in September 2026.

Project Number	Project Name	Funding Detail	Phase	Current Status
12770	FXE Decorative Street Post – Phase 2	Total Project Cost: \$418,859.20 Funding: FDOT: N/A FAA: N/A Airport: \$418,859.20	Construction	Currently one sign remains to be completed in order to close out the project. The remaining sign and bracket are now expected to arrive by June 9, 2026.
12813	Environmental Assessment (EA) for RW 9 Extension	Total Project Cost: \$500,000 Funding: FDOT: \$400,000 FAA: N/A Airport: \$100,000	Design	The second public meeting is scheduled for June 4, 2026, at Mills Pond Park, and the FAA is expected to issue their finds in August 2026. On December 18, 2025, FDOT extended the PTGA agreement through August 31, 2026. The project has been significantly delayed due to unforeseen changes in the FAA review process.
12707	Runway 13-31 Pavement Sealing	Total Project Cost: \$611,200 Funding: FDOT: \$391,200 FAA: N/A Airport: \$220,000	Complete	The project is 100% complete and currently in warranty phase. Once the final payment from the contractor is processed, City staff will close out the grant with FDOT.
12706	Taxiway B and G Realignment	Total Project Cost: \$2,038,000 Funding: FDOT: \$1,633,600 FAA: N/A Airport: \$404,400	Bidding	The project is currently in the bidding phase, with the bid opening expected on May 18, 2026. Construction is anticipated to begin in August 2026, with project completion scheduled for June 2027.
12884	Taxiway Echo Pavement Rehabilitation	Total Project Cost: \$2,560,000 Funding: FDOT: \$2,048,000 FAA: N/A Airport: \$512,000	Bidding	The project is currently in the bidding phase, with the bid opening expected on May 15, 2026. Construction is anticipated to begin in August 2026, with project completion scheduled for June 2027.

Project Number	Project Name	Funding Detail	Phase	Current Status
12883	AES Apron Pavement Resurfacing	Total Project Cost: \$616,250 Funding: FDOT: \$493,000 FAA: N/A Airport: \$123,250	Bidding	The preconstruction meeting was held on April 30, 2026. The Notice to Proceed (NTP) for construction will be issued in June. The contractor will begin Phase 1 work in September 2026, once the AES expansion project is complete.
23GARFF	FXE Fire Rescue Vehicle Replacement	Total Project Cost: \$1,200,000 Funding: FDOT: \$600,000 FAA: N/A Airport: \$600,000	Complete	The ARFF truck was delivered to the City on 8/26/2025 and arrived at FXE on 9/10/2025. The FDOT grant was closed in December 2025. City staff are closing out the project pending FY25 Closeout Memo from Finance.
12540	Runway 27 Bypass Taxiways and Run-up Area Improvements	Total Project Cost: \$5,337,622 Funding: 5,337,622 (Anticipated BIL AIG grant – 95% FAA, 2.5% FDOT, at least 2.5% Airport) FDOT: \$113,362 FAA: \$5,070,742 Airport: \$153,518	Bidding	The project is currently with City Procurement Department for the bidding process. Bidding is anticipated in May 2026, with bid opening expected in late June. The City will apply for an FAA AIG grant for this project; the FAA has already programmed funding for FY 2026 for up to 95% of the construction cost. FDOT has issued the PTGA grant agreement for up to 2.5% of the construction cost. Construction is anticipated to begin in September 2026.
12882	FXE Runway 9 Parallel Taxiway Extension	Total Project Cost: \$5,337,622 Funding: 5,337,622 (Anticipated BIL AIG grant – 95% FAA, 2.5% FDOT, at least 2.5% Airport) FDOT: \$113,362 FAA: \$5,070,742 Airport: \$153,518	Design	The 100% design plans were completed on January 31, 2026. As part of the runway extension project, bidding is anticipated once the FAA issues the Finding of No Significant Impact (FONSI) for the Environmental Assessment (EA). The project design was completed to meet the FDOT grant funding deadline.

UPDATE ITEM C

DATE: May 28, 2026
TO: Aviation Advisory Board
FROM: Rufus A. James, Airport Director
SUBJECT: Arrearages



Rent

There are no arrearages to report.

Fuel Flowage

There are no arrearages to report.