



Venice of America

CITY OF
FORT LAUDERDALE

**AVIATION ADVISORY BOARD
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE - MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FL
THURSDAY, DECEMBER 8, 2011, 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/11 through 6/12	
		Present	Absent
Bunney Brenneman, Chair	P	5	0
Bruce Larkin, Vice Chair	P	2	2
Gloria Brown	P	3	1
Ron Carlson	A	1	1
Avery Dial	A	2	3
Linda Iversen	P	4	1
Jackie Kaht	P	2	3
Patrick Kerney	A	3	2
Stephen Stella	P	4	1
Mark Volchek	P	3	2
Pamela Bushnell, Mayor,	P	3	2
City of Tamarac [non-voting]			
Jeff Helyer, City of Oakland Park [non-voting]	P	5	0

Airport/City Staff

Clara Bennett, Airport Manager
Florence Straugh, Noise Abatement Officer
Rufus A. James, Airport Operations Supervisor
Fernando Blanco, Airport Engineer
Sharon Dreesen, Administrative Aide
Danica Byam, Airport Intern
Diana Alarcon, Transportation and Mobility Director
J. Opperee, Recording Secretary, Prototype Services

Communications to the City Commission

None

Call to Order

Chair Brenneman called the meeting to order at 1:34 p.m. with a quorum present.



1. Approve Minutes of November 2011 Meeting

Chair Brenneman noted a correction to the minutes.

Motion made by Ms. Brown, seconded by Ms. Iversen, to approve the minutes of the Board's November 2011 meeting as amended. In a voice vote, motion passed unanimously.

2. Assignment of Sheltair Executive South, Inc. Lease for Parcel 16 to Sheltair 16, LLC; Termination of Lease, and Amended and Restated Lease

Ms. Bennett explained that Sheltair Executive South, Inc. (Sheltair) leased Parcel 16 consisting of 7.90 acres adjacent to Fort Lauderdale Stadium. The property was improved with four hangars and a three-story office building. There was a 30-year lease that would expire on June 30, 2029. The annual lease payments for this parcel were \$135,363.16 (\$0.39 per square foot) and were adjusted annually. The next CPI adjustment was scheduled to take place on July 1, 2012.

Ms. Bennett said the lease also included rights to Parcel 16C, containing the Customs and Border Patrol Facility, and Parcel 16E, which houses the maintenance building. According to the terms of the lease, Sheltair had an option on these two parcels if and when the City determined that the properties were no longer needed for governmental purposes.

Ms. Bennett stated Sheltair had requested extending the lease for a new 30-year term and proposed that when the old customs building was vacated, they would exercise the right to that parcel and incorporate this into the boundaries of their leasehold. They would build \$2.5 million worth of improvements. Ms. Bennett said Sheltair also proposed they would give up their option on Parcel 16E, which the Airport would continue to use for maintenance activities.

Ms. Bennett said because the rent was significantly higher per square foot, the rate would not escalate other than the CPI adjustments, but the additional square footage would result in a \$10,000 increase in the ground rent, effective on transfer of the Parcel. Also, the rent would be adjusted on the 10th and 20th anniversaries of the new effective date. Beginning July 1, 2029, the expiration date of the existing lease, the Airport would assess Sheltair additional rent based on 5% of gross receipts for the existing improvements.

Ms. Bennett informed the Board that Sheltair had requested the City's consent to an assignment of the lease to Sheltair 16, LLC for the purposes of a proposed redevelopment and execution of an Amended and Restated Lease Agreement.

Ms. Bennett said the recommendations must be reviewed by the City Attorney and City Manager, so the Board's approval was subject to their opinions.

Mr. Larkin suggested adding a recommendation regarding forfeiture of the Parcel 16E lease. Ms. Bennett agreed to add this as item 5.

Staff Recommendation

Staff recommends the City Commission authorize the proper City officials to execute Consent to Assignment of the Sheltair Executive South, Inc. lease for Parcel 16 to Sheltair 16, LLC, and an Amended and Restated Lease for Parcel 16 commencing on February 1, 2012 and allowing for a new 30-year term and subject to the following terms, and upon the review and concurrence of the City Manager and City Attorney:

1. A base rent of \$135,363.16 with annual rent adjustments based upon the Consumer Price Index (CPI) effective February 1, 2013.
2. The addition of Parcel 16C when the Parcel becomes available upon the completion of the new Customs and Border Protection Facility on or about November 2014.
3. Rent adjustments on the 10th and 20th years' anniversary dates of the Commencement Date adjustments at years 10 and 20 with a cap of 50%.
4. A rent adjustment commencing on July 1, 2029 to include an assessment of 5% of the gross rental receipts of Improvements constructed prior to Commencement Date.
5. A forfeiture of the option contained in the current lease agreement for Parcel 16E.

Ms. Iversen asked why Sheltair would give up the right of first refusal for Parcel 16E. John Schmatz, Holland Builders, stated Ms. Bennett had indicated the Airport needed to continue using the parcel.

Motion made by Mr. Volchek, seconded by Ms. Iversen, to approve the staff recommendations as amended. In a voice vote, motion passed unanimously.

3. Airport Ground Maintenance - Additional Services

Ms. Donato reminded the Board that they had reviewed and endorsed the contract award for Airport Grounds Maintenance to OneSource Landscaping and Golf Services, Inc. for \$149,885 annually and the City Commission had approved the contract award in October. She stated this bid had included additional services that may be used on an as-needed basis, but the cost for these additional services had not been factored into the contract award price. These services included removal of storm debris and illegal dumping; skilled and unskilled labor rates; and equipment/operator rates. Ms. Donato said the cost for the additional services was not to exceed \$20,440 per year.

Ms. Bennett confirmed that the Procurement Department required the “not to exceed” language to clarify this was not a lump sum, and that it was not a guaranteed amount.

Ms. Bennett agreed to amend the language to indicate the \$20,440 amount was per year.

Staff Recommendation

Staff recommends awarding the additional services, used on an as-needed basis, not to exceed \$20,440 per year, to OneSource Landscape & Golf Services, Inc. for the three-year contract period with the option of an additional one-year term for Ground/Landscaping Maintenance at the Executive Airport.

Motion made by Ms. Iversen, seconded by Ms. Kaht, to approve the staff recommendation. In a voice vote, motion passed unanimously.

Ms. Bennett said they would have the ability to use the on-site contractor at the contract rate. They could also have the option of bidding work out or using another contractor. If a project were bid out, the funds would come from another source.

UPDATE ITEMS

A. Noise Compatibility Program

Noise Abatement Workshop for Propeller Pilots

Ms. Straugh announced that on November 17, 2011, they had held a Noise Abatement Workshop for propeller pilots. In addition to her presentation, Ms. Straugh said a representative from the local Federal Aviation Administration (FAA), Flight Standards District Office (FSDO-19) also made a presentation that covered requirements for aircraft maintenance personnel and recordkeeping.

Achievements in Community Excellence (ACE) Awards

Ms. Straugh reminded the Board of the annual Open House and Awards Ceremony, which would be held on Tuesday, December 13, 2011. The reception would be from 4:30 p.m. until 7:00 p.m. and the awards ceremonies would begin at 6:00 p.m.

Seasonal Operations

Ms. Straugh explained that during the winter holiday season and spring months, the Airport usually experienced an increase in aircraft activity and noise over their neighborhoods. In addition to the increase in air traffic, she stated the area experienced changes in the wind direction from the prevailing east winds. Since aircraft were

required to operate into the wind, Ms. Straugh noted that the neighborhoods to the east of the Airport would experience aircraft approaching the Airport from the east to land.

Nighttime and I-95 Turn

For October 2011, there were no jets over 80 dB at night between 10:00 p.m. and 7:00 a.m.

For October 2011, fifty-four (54) jets flew the I-95 Turn at night, between 11:00 p.m. and 7:00 a.m., and one (1) was a stage-two aircraft.

Noise statistics for the month of October were included in the Board's packet.

B. Development and Construction

Airport Projects in Development

FAA Air Traffic Control Tower Ground-Breaking Ceremony

Mr. James stated a ground-breaking ceremony for the new FAA Air Traffic Control Tower has been scheduled for January 18, 2012 at 5550 NW 23 Avenue and would begin at 10:30 am. Mr. James said the construction trailer should be on site the following week. Ms. Bennett said the invitations would be emailed by the FAA's Public Information Office.

Challenge Air for Kids and Friends

Mr. James informed the Board that on Saturday, January 28, 2012 from 8 am until 5 pm, Challenge Air for Kids and Friends would be presenting "Fly Day" at Banyan Air Service, 5360 NW 20th Terrace. Notices would be sent to Airport tenants. For more information about how to volunteer or to contribute a gift, Mr. James advised Board members to call (214) 351-3353, or visit the website: www.challengeair.com

Mr. James agreed to determine if a major sponsor had been identified yet.

Operations statistics for the month of October were included in the Board's packet.

Chair Brenneman asked about the helistop operations counts and Mr. James informed her that the camera system had been installed and they were gathering data.

C. Arrearages

Ms. Bennett reported the following arrearages:

Rent

Personal Jet, Parcel 18
World Jet, Inc., Parcel 8CE

World Jet, Inc., Parcel 10
World Jet, Inc., Parcel 11A, B, C aka Lots 50, 51

Fuel Flowage

World Jet Inc., Parcel 11A, B, C aka Lots 50, 51
Aero Toy Store LLC, Parcel 9

Ms. Bennett said KSR had been issued a default and Ms. Donato was working with the bank to determine if they were able to cure the default. She agreed to keep the Board apprised of the situation.

Ms. Bennett stated KSR's two-story office building had a very high vacancy rate and therefore they had a severe cash flow problem. She said KSR was interested in a lease extension to get more favorable financing with their bank, but they must first cure the default and provide some other consideration, such as additional rent. Ms. Bennett said it seemed the bank might be willing to step in and cure the default. Ms. Bennett said this had happened previously, as the lease allowed them to do. She said they would continue to work with KSR.

D. Communications to the City Commission

None.

E. FLL Update

Ms. Straugh announced the Airport Noise Abatement Committee meeting had been changed to December 15 at 6 pm.

Other Items and Information

This item was discussed out of order.

Chair Brenneman recalled the discussion the previous month regarding tower personnel. She said FXE had not explored private contractors. Ms. Bennett confirmed that this decision was not up to the Airport, it was the decision of the FAA. She stated the Office of Inspector General had visited to determine if there were differences in service levels between airports with and without towers. Ms. Bennett said they had made it clear that they would be interested in using private contractors in the future in order to reduce costs for the nighttime shift.

Mr. Volchek said there was a perception by pilots that quality of service was better at FAA airports and the report was intended to determine this. He added that contractor towers were usually at lower-volume airports.

working on in the department. She wished everyone Happy Holidays and thanked the Board for their service.

Ms. Bennett thanked Board members for their service and wished them Happy Holidays.

Chair Brenneman reminded Board members that the ACE Awards reception would be on Tuesday, December 13, 2011. The reception would be from 4:30 p.m. until 7:00 p.m. and the awards ceremonies would begin at 6:00 p.m. She also encouraged all Board members to attend.

There being no further business before the Board, the meeting adjourned at 2:25 p.m.

➤ Next scheduled meeting date: Thursday – January 26, 2012 – 1:30 PM



Bunney Brenneman, Chair

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.