



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 6, 2012, 1:30 P.M.

Board Members	Attendance	Cumulative Attendance 7/12 through 6/13	
		Present	Absent
Bunney Brenneman, Chair	P	4	0
Bruce Larkin, Vice Chair	P	2	2
Kevin Borwick	P	3	0
Ron Carlson	P	3	1
Avery A. Dial	A	2	2
Linda Iversen	P	4	0
Patrick Kerney	P	2	2
Stephen Stella	P	4	0
Mark Volchek	A	1	3
Pamela Bushnell, Commissioner City of Tamarac [non-voting]	P	3	1
Jeff Helyer, City of Oakland Park [non-voting]	P	4	0

Airport Staff

- Clara Bennett, Airport Manager
- Mark J. Cervasio, Assistant Airport Manager
- Rufus James, Assistant Airport Manager
- Florence Straugh, Noise Abatement Officer
- Fernando Blanco, Airport Engineer
- Scott Kohut, Airport Operations Supervisor
- Diana McDowell, Administrative Assistant II
- Shannon Graham, Administrative Aide
- Melissa Grabiec, Airport Intern

Call to Order

Chair Brenneman called the meeting to order at 1:30 p.m. and it was determined a quorum was present.

Chair Brenneman asked if everyone received their board package.



VOTING ITEMS

1. Approve Minutes of October 25, 2012 Meeting

Chair Brenneman asked the Board to note there are two walk-on items.

Mr. Kerney arrived at 1:34p.m. Chair Brenneman welcomed Mr. Kerney.

Motion made by Ms. Iversen, seconded by Mr. Carlson to approve the minutes of the Board's October 25, 2012 meeting.

In a voice vote, motion passed unanimously.

2. General Aviation Consultant Services – RFQ 696-10136 – Extension of Consultant Master Agreement – Kimley-Horn and Associates, Inc.

Mr. Cervasio explained to the Board that the current agreement for professional services with Kimley-Horn and Associates, Inc. (KHA) was executed on May 5, 2009 for a period of three (3) years with the option to renew for two additional one (1) year periods. One of those options was executed and is currently under way. The Airport staff has been pleased with the level of service provided by KHA during this period of service.

KHA is considered an extension of Airport Staff and provides satisfactory service. In order to ensure that the Airport maintains access to engineering assistance, staff recommends extending the agreement for the final one (1) year period allowed for in the contract. KHA is not requesting any increase in their rates as allowed for under Article 9.1.

Motion made by Mr. Kerney, seconded by Ms. Iversen, to approve the staff recommendation to authorize the City Manager to enter into an Extension of Consultant Master Agreement with Kimley-Horn and Associates, Inc.

In a voice vote, motion passed unanimously.

3. Fort Lauderdale Executive Airport Stadium Property Evaluation – Kimley-Horn and Associates, Inc – Task Order No. 26

Ms. Bennett informed the Board that the City is in the process of evaluating options for the future of the Executive Airport Parcels 27, 26, 25, and 19B which encompass the stadium complex and house Fort Lauderdale and Lockhart Stadiums. Several options are under consideration and being discussed with the Federal Aviation Administration (FAA) for the use of Airport property.

Airport Staff initiated Task Order No. 26 with Kimley-Horn and Associates (KHA), for an amount not to exceed \$124,175.00, to conduct a Forensic Survey of the facilities and identify and evaluate deficiencies, develop probable construction costs to correct deficiencies, and bring the structures up to current codes. KHA would also identify potential uses for the facilities and develop a yearly maintenance schedule and

associated costs.

Ms. Bennett explained that the City is evaluating potential uses of the property including a potential redevelopment of the entire site or continued stadium operation, which would necessitate major renovations of the facilities, and requires costs associated with each option. Also included in the services will be an estimate of the probable costs to demolish the structures and prepare the site for redevelopment. This information is needed in order to determine the fair market value of the property and to set an annual lease rate for a long-term lease of the property in accordance with FAA guidelines, even if the stadium facilities remain in place.

Commissioner Bushnell asked if this evaluation was just for the stadium.

Ms. Bennett clarified the evaluation is for all stadiums and practice fields. The City needs to know how to lease out the facilities and the actual value of the property.

Commissioner Bushnell asked what this property was zoned for.

Ms. Bennett stated it was zoned General Aviation (GA).

Mr. Larkin asked why the Airport is paying for the evaluation cost out of the airport fund and why the City's general fund is not being used for this purpose.

Ms. Bennett explained that all revenue from stadium rentals goes directly to the Airport. The Airport is in charge of all expenses and revenues for the stadium. The evaluation will help the Airport bring the stadium properties to a marketable condition.

Mr. Stella asked Mr. Bardt the time frame for completing the evaluation.

Ms. Bennett explained that the evaluation would be completed within 90 days in accordance with the terms of the Task Order. Originally, it was to take 120 days, but has been accelerated since the Federal Aviation Administration (FAA) wants to move this along. The Strikers and planners cannot plan long-term use of the facility without a long-term strategy for the facilities.

Ms. Bennett explained the Task Order will go to Commission for approval on December 18, 2012 and the evaluation study will start the first week in January 2013.

Mr. Borwick asked if this is a fair cost for the study.

Ms. Bennett clarified these services are already in Kimley-Horn and Associates, Inc. current contract for engineering services.

Motion made by Mr. Kerney, seconded by Mr. Stella, to approve the staff recommendation to authorize the City Commission to approve Task Order No. 26 with Kimley-Horn and Associates, Inc. for Fort Lauderdale Executive Airport Stadium Property Evaluation in the amount not to exceed \$124,175.00.

In a voice vote, motion passed unanimously.

Walk-on Item #1 Executive Airport Parcel 8G – Assignment of Lease Agreement from K.S.R. LLC to D.H.S. Investments LLC, a Florida Limited Liability Corporation and Amendment of Lease

Ms. Bennett explained that K.S.R. LLC (K.S.R.) leases Parcel 8G by virtue of a lease agreement dated September 25, 1984, commencing on November 8, 1984 and terminating on November 7, 2034. The leasehold consists of 1.092 acres of GAA zoned property with a current annual rent of \$38,381.67, or \$0.80 per square foot. The rent is adjusted every three years with the next adjustment scheduled for November 2014.

K.S.R. requested to assign the lease to D.H.S Investments LLC, a Florida Limited Liability Corporation (D.H.S). D.H.S holds assets in California, Toronto, and Florida and its portfolio includes commercial, retail, and multi-family residential real estate.

The company believes that the building on Parcel 8G will require approximately \$300,000 in capital improvements in order to change the image of the asset and attract higher quality tenants with a professional office use. The planned improvements include landscaping, interior flooring and painting, interior lighting upgrades, exterior painting, restriping of the parking lot, renovations to the reception area, and build to suit office spaces. The company believes that the improvements and repositioning of the property can be achieved within 6-12 months.

D.H.S requested a lease amendment that would allow them to make these improvements to the leasehold and to stabilize the property. The proposed amendment would result in a nine-year extension for a total 30-year term, CPI adjustments every five years, and an adjustment to 8% of appraised value in 15 years. Further, the rent would be adjusted to include 5% of gross earnings before interest and taxes on the improvements at the end of the current lease on November 8, 2034.

Ms. Bennett introduced Mr. Herskovitz from D.H.S Investments LLC to the board.

Commissioner Bushnell asked for an overview of what D.H.S plans to do to the property.

Mr. Herskovitz explained his company will add curb appeal to the property and would offer build to suit office spaces for tenants. He also explained that his company does well with the urgent care business model, and asked whether that use would be permitted on this property, stating that they are usually good long-term tenants.

Ms. Bennett explained that the City's planning and zoning staff would have to determine if the facility can be used for urgent care.

Mr. Heyler asked if by assigning the lease is K.S.R. released from their lease.

Ms. Bennett clarified that K.S.R. is still responsible for the lease. They are selling the remaining leasehold interest and the building but could be held liable if there is a problem following the assignment of the lease.

Motion made by Ms. Iversen, seconded by Mr. Larkin, to approve the staff recommendation to authorize the City Manager to enter into an Assignment of Lease Agreement from K.S.R. LLC to D.H.S Investments LLC, a Florida Limited Liability Corporation, and Amendment of Lease for Executive Airport Parcel 8G for an extension of the lease term from November 8, 2034 to November 7, 2043; CPI adjustments every five years commencing on November 1, 2014; an adjustment to 8% of the appraised value of the property excluding improvements on November 1, 2029; and an adjustment to the rent to include 5% of gross earnings before interest and taxes on the improvements on November 8, 2034.

In a voice vote, motion passed unanimously.

4. Taxiway Golf Relocation Phase 1 – Project 11453 – Kimley-Horn and Associates, Inc. – Task Order No. 25

Mr. Blanco explained the Airport's current Master Plan update recommends that the runway-taxiway centerline separation for the section of Taxiway Golf between Taxiway Charlie and Runway 31 be increased from 250 feet to 300 feet to allow for aircraft with wingspans in excess of 79 feet to use this section of taxiway. This relocation will also bring Taxiway Golf into conformance with current Federal Aviation Administration (FAA) design standards.

The Aviation Advisory Board approved Task Order No. 6 with Kimley-Horn and Associates, Inc. to provide the design services for this project at its March 25, 2010 meeting. Design of the above project was began on July 14, 2010 and completed on January 21, 2012.

Subsequent to the approval of the Task Order, changes were made to FAA Advisory Circular 150-5300-13, Standards for Airport Design, which took effect on September 28, 2012. The new standard requires taxiways to be classified under a Taxiway Design Group (TDG) for the design of taxiways. These new design standards factor in the overall main gear width and the distance from the cockpit to main gear to determine the intersection design. This classification would require the re-design of the taxiway connections to address the new fillet design and taxiway intersection criteria along either side of Taxiway Golf. Implementing the necessary changes to the Taxiway Golf plans would require revisions to the completed plans.

Mr. Larkin asked what the Airport spent for original design.

Mr. Blanco stated that the cost was \$163,736.00.

Motion made by Mr. Carlson, seconded by Mr. Kerney, to approve the staff recommendation to authorize the City Commission approve Task Order No. 25 with Kimley-Horn and Associates, Inc. for Taxiway Golf Relocation Phase 1 re-design in the not to exceed amount \$58,820.00.

In a voice vote, motion passed unanimously.

5. Construction of U.S. Customs & Border Protection Facility – P11242 – Supplemental Joint Participation Agreement with Florida Department of Transportation

Mr. Cervasio explained that this project provides for the construction of a new single-story, 7,900 square foot, U.S. Customs & Border Protection Facility.

The Florida Department of Transportation initiated a multi-year Joint Participation Agreement (JPA) to provide funding for the construction of the above facility for up to 80% of eligible costs associated with the project. The FDOT provided a JPA in the amount of \$2,744,000, which the Board reviewed at the February 23, 2012 meeting and a Supplemental Joint Participation Agreement (SJPA) in the amount of \$885,000 reviewed by the Board at the May 24, 2012 meeting. Both of these agreements were subsequently approved by the City Commission allowing the Airport to accept \$3,629,000 in grant funding from the FDOT with \$907,250 in matching money coming from the Airport Enterprise Fund.

The FDOT had additional funds available for this project and has initiated another SJPA in the amount of \$81,250 requiring an additional \$20,312 in matching money from the Airport Enterprise Fund. This would raise the FDOT's total participation in this project to \$3,710,000 with matching funds of \$927,562 obligated to come from the Airport Enterprise Fund.

Motion made by Mr. Larkin, seconded by Ms. Iversen, to approve the staff recommendation to authorize the City Manager to enter into a Supplemental Joint Participation Agreement (SJPA) with the Florida Department of Transportation in the amount of \$81,250.00 for the construction of U.S. Customs & Border Protection Facility.

In a voice vote, motion passed unanimously.

6. Design and Construction of Taxiway Golf Pavement Rehabilitation – Joint Participation with Florida Department of Transportation

Mr. Cervasio explained Taxiway Golf is a 4,000-foot long by 50-foot wide taxiway located east of Runway 13-31. Taxiway Golf provides airfield access to various tenants on the east side of the Airport as well as access to and from both the existing Customs facility and the site of the new Customs Building via several connectors.

The current Airport Layout Plan (ALP) recommends that the runway-taxiway centerline separation for the section of Taxiway Golf between Taxiway Charlie and Runway 31 be increased from 250 feet to 300 feet to conform to Group III standards for aircraft in approach categories A and B. This relocation would eliminate the separation issue and bring Taxiway Golf into conformance with current FAA standards.

The FDOT initiated a Joint Participation Agreement in the amount of \$110,000, based on a current project estimate of \$2,200,000 to provide up to 80% of the design and

construction costs to rehabilitate Taxiway Golf. The Airport's matching share of \$110,000 is provided for in the Airport's approved CIP for FY12.

Mr. Cervasio explained there was a typo on the FDOT Joint Participation Agreement percentage. The FDOT matching share should be 5%, not 80%.

Chair Brenneman stated the Board amended the staff recommendation for the FDOT Joint Participation percentage to 5% instead of 80%.

Motion made by Mr. Kerney, seconded by Mr. Borwick, to approve the staff recommendation to authorize the City Manager to enter into a Joint Participation Agreement (JPA) with the Florida Department of Transportation in the amount of \$110,000 for the design and construction costs to rehabilitate Taxiway Golf.

In a voice vote, motion passed unanimously.

Walk-on Item #2 Taxiway Echo Pavement Rehabilitation – Project 11750 – Kimley-Horn and Associates, Inc. – Task Order No. 21 Amendment No. 1

Mr. Blanco explained Task Order No. 21 with Kimley-Horn and Associates, Inc. was approved at its June 28, 2012 meeting and the task order was awarded by the City Commission on September 18, 2012. The Task Order provided for engineering design, surveying, geotechnical, and DBE monitoring services for the pavement rehabilitation along Taxiway Echo in the amount of \$335,804.50.

Subsequent to the award of the Task Order, changes were made to FAA Advisory Circular 150-5300-13, Standards for Airport Design, which took effect on September 28, 2012. The new standard requires taxiways to be classified under a Taxiway Design Group (TDG) for the design of taxiways. These new design standards factor in the overall main gear width and the distance from the cockpit to main gear to determine the intersection design. This classification would require the re-design of the taxiway connections to address the new fillet design and taxiway intersection criteria along either side of Taxiway Echo.

The staff negotiated Task Order No. 21 Amendment No. 1 with Kimley-Horn and Associates, Inc. in an amount not to exceed \$7,665.00 for the redesign of Taxiway Echo Pavement Rehabilitation project in order to comply with the new design standards.

Motion made by Mr. Kerney, seconded by Ms. Iversen, to approve the staff recommendation to authorize the City Commission approve Task Order No. 21 Amendment No. 1 with Kimley-Horn and Associates, Inc. for Taxiway Echo Pavement Relocation re-design in the amount not to exceed \$7,665.00.

In a voice vote, motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Straugh informed the Board that the new Noise Monitoring Terminal #7's DSL connection is operating and recording data. The next project will be to replace the six older noise monitors with new equipment by re-use the existing structures.

Ms. Straugh reported that on Tuesday, December 4, 2012, the Airport hosted an Aircraft Owners & Pilots Association (AOPA), Air Safety Institute, Pilot Safety Seminar at the War Memorial Auditorium. This was the fifth year that the City has hosted an AOPA-ASI Pilot Safety Seminar to encourage aviation safety. Over 100 local area pilots attended the event.

The Airport will also be hosting an Aircraft Owners & Pilots Association (AOPA) event on February 20, 2013 at the Sheridan Suites on Cypress Creek Road in Fort Lauderdale.

Ms. Straugh reported that the Executive Airport's Annual Open House and Achievements in Community Excellence (ACE) Awards Ceremony would be held on Wednesday, December 12, 2012. This year's ACE Award recipient would be Midgard Management Inc., and Special Recognition award would be presented to Jet Runway Café.

B. Development and Construction

Mr. Kohut stated that Airport staff attended the NBAA's 65th Annual Meeting and Convention, in Orlando, Florida. The Airport was pleased with the number of attendees who visited its booth to inquire about the progress of Airport improvements and future developments. As in previous years, Airport staff provided all of the Airport prime tenants with an opportunity to join us in the FXE exhibitor booth to promote their business and the services that they offer. The next NBAA Annual Meeting and Convention is scheduled for October 22nd through October 24th, 2013, in Las Vegas, NV.

C. Arrearages

Ms. McDowell reported that there were arrearages for August by Cabott III for Lots 4 & 5 and arrearages for October for World Jet for Parcel 8CE, Parcel 10, Parcel 11ABC and Parcel 11D for the temporary parking area.

World Jet also was also in arrears for fuel flowage for July and October 2012. World Jet is working with their lender to resolve the issue.

Ms. McDowell explained to the Board that she is reaching out to tenants to make sure rents are received on time.

D. Communication to City Commission

None

E. FLL Update

Ms. Straugh distributed a Broward County Aviation Department notice of temporary change to flight patterns for night work from 12:00 a.m. to 5:00 a.m., from December 10 to 17, 2012 at Fort Lauderdale-Hollywood International Airport.

Other Items and Information

Mr. James reported that the Airport has updated their display boards for events. The new boards are easier to set up and take down. The new display boards are easy to change out and change the skins if new pictures are needed.

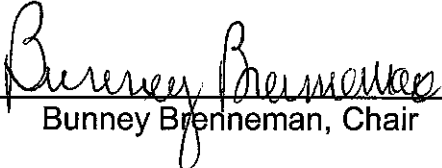
Mr. Campion introduced Sheltair's new property manager Mr. John Hayden.

Ms. Bennett thanked the Board members for their hard work over the year and gave all Board members the Airport's holiday gift.

Chair Brenneman reminded the Board to attend the Airport's annual ACE Awards on December 12th.

Commissioner Bushnell informed the Board she would not be able to make it this year.

➤ Next scheduled meeting: January 24, 2013 – 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.