



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 10, 2009 1:30 P.M.

Board Members	Attendance	Cumulative Attendance 7/09 through 6/10	
		Present	Absent
Bunney Brenneman, Chair	P	3	0
Deborah VanValkenburgh, Vice Chair	P	3	0
Lee Alexander [1:38]	P	2	1
Gloria Brown	A	1	1
Linda Iversen	P	3	0
Jackie Kaht	P	3	0
Bruce Larkin	P	2	1
Pamela Bushnell, Commissioner, City of Tamarac [non-voting]	A	1	1

Airport/City Staff

- Clara Bennett, Airport Manager
- Mark Cervasio, Assistant Airport Manager
- Florence Straugh, Noise Abatement Officer
- Rufus A. James, Airport Operations Supervisor
- Fernando Blanco, Airport Engineer
- Sharon Dreesen, Airport Administrative Aide
- James Foster, Airport Program Aide
- Scott Kohut, Airport Operations Aide
- Jason Robinson, Airport Operations Aide
- J. Opperlee, Recording Secretary, Prototype Services

Communications to the City Commission

None

Call to Order

The meeting was called to order at 1:35 p.m.

Board members, City staff and guests introduced themselves in turn.

Dr. Alexander arrived at 1:38 p.m.

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1. Approve Minutes of September 2009 Meeting

Motion made by Ms. VanValkenburgh, seconded by Ms. Kaht, to approve the minutes of the Board's September 2009 meeting. In a voice vote, motion passed unanimously.

2. Airport Lease Rates and Real Estate Brokerage Commission

Ms. Bennett informed the Board that according to the City Charter, the Airport was required to review lease rates, terms and brokerage commissions every three years. In preparation for this, staff needed to ensure their terms were consistent with the real estate market. To this end, they had hired an aviation real estate professional, Slack, Johnston & Magenheimer (SJ&M), real estate appraisers and consultants located in Miami. Excerpts of their report had been included in the Board's packet.

Ms. Bennett reported that based on the overall analysis, the current aeronautical land rental information at area airports, and the current land rents at FXE, SJ&M had determined that the minimum initial aeronautical land rate should remain at \$0.30 per square foot. Ms. Bennett reminded the Board that per Florida Statute, they were limited to a 30-year term for aviation leases.

Ms. Bennett stated the current minimum annual lease rates for non-aviation properties in the Executive Airport Industrial Airpark were set at 10% of fair market (appraised) value. Ms. Bennett described parcels that were currently available for lease. Lots 20 and 21 were located on NW 64th Street along NW 21st Avenue and totaled approximately 5.25 acres. This parcel was the site of the old Fire Station 88 that was being used by Calvary Chapel to store holiday food and gift drive items until December 31, 2009.

Ms. Bennett informed the Board that staff had received a proposal from The Alter Group to enter into an Option Agreement for this parcel so that they could market the property for build-to-suit redevelopment once market conditions improved. Staff was currently discussing the terms of this proposed Option Agreement and would bring a recommendation to the Board in January.

The second parcel available for lease was Parcel 21B, totaling approximately six acres, located along NW 21st Avenue, north of Commercial Boulevard. This property had certain encumbrances, such as the Natural Resource Area [NRA] designation, which affected how aggressive staff had been in its marketing efforts.

Ms. Bennett stated she had received word that the Baltimore Orioles would not return to Fort Lauderdale for 2010 Spring Training. She agreed to keep the Board apprised of ongoing discussions regarding this.

Regarding the non-aeronautical properties, Ms. Bennett recommended the terms remain the same: leases at 10% of appraised fair market value. She noted the charter allowed a 99-year lease, but the FAA had restrictions on lease lengths, so staff recommended a maximum of 50 years. Alter Group had requested two options of 10-years each, which was subject to FAA approval.

Ms. Bennett stated real estate brokerage commissions were set at 4% of the appraised value of the property, paid on the basis of 50% of all amounts received by the City until the commission was paid in full. Staff recommended no changes to this brokerage commission schedule.

Staff Recommendation:

Based on current conditions, staff recommends:

1. A minimum aviation lease rate of \$0.30 per square foot with escalations and a maximum term of 30 years.
2. A minimum lease rate for non-aviation property of 10% of fair market value with escalations and a maximum term of 50 years with up to two ten-year options.
3. A brokerage commission schedule of 4% of the appraised value of the property.

Dr. Alexander wondered if it would be easier to build a park on the NRA designated parcel. Ms. Bennett suspected this would raise issues with the FAA regarding the property's use. With Southern Facilities, they had made a condition of the permits that parcel B would have a lot turned into a conservation easement while the rest would be developed and would produce revenue. Parcel D would have three acres deeded to the County as a conservation easement as well.

Motion made by Ms. VanValkenburgh, seconded by Mr. Larkin, to approve the staff recommendations. In a voice vote, motion passed unanimously.

3. Airport Observation Area Renovation - Contract Award

Mr. Blanco reported that the existing observation area was completed in 1998 to allow visitors a location to view aircraft departing/arriving at the airport, as well as to serve as a picnic area. Over the years the area has begun to show signs of

wear due to weather and usage, and loss of the original vegetation. Mr. Blanco showed photos depicting the degradation of the area since 1998.

Mr. Blanco said Airport staff had initiated this project to renovate the observation area, which would include additional parking, new landscaping, benches, a bicycle rack, and a covered canopy/shade structure.

Mr. Blanco informed the Board that following bids had been opened on December 2, 2009:

<u>Bidder</u>	<u>Bid Amount</u>
1. LeLack Corporation DBA LeLack Construction	\$92,069.00
2. Hauser Construction Group, Inc.	\$98,376.00
3. ABC Construction Inc.	\$103,000.00
4. Miguel Lopez Jr., Inc.	\$106,124.70
5. Galca Construction Corporation	\$118,312.00
6. Onel Associates, LLC.	\$118,973.00
7. Williams Paving Co., Inc.	\$137,000.00

LeLack Construction, of Coconut Creek, Florida, had submitted the lowest bid in the amount of \$92,069.00, which was below the City's construction estimate of \$95,600.00. Staff had reviewed the bid with respect to the Engineer's estimate and other competitive bids and found the unit process and reference checks on this company to be satisfactory.

Mr. Blanco reported that funds for this contract award were available from the Airport's approved CIP and by a transfer from P11237 – Airport Projects Capital Holding Account.

Staff Recommendation:

Staff recommends award of the contract to the lowest responsive bidder, LeLack Corporation, D.B.A. LeLack Construction, of Coconut Creek, Florida, in the amount of \$92,069.00 and approval of the funds transfer.

Mr. Larkin worried about the canopies in a storm, and Mr. Blanco explained that the canvas could be detached in the event of a storm.

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

UPDATE ITEMS

A. Noise Compatibility Program Annual Open House and ACE Awards Event

Mr. Foster announced that the Airport's annual Open House and Achievements in Community Excellence (ACE) Awards and Special Recognitions ceremony was scheduled for Thursday, December 17, 2009 from 4:00 p.m. until 7:00 p.m. with the award ceremonies to begin at 6:00 p.m.

Mr. Foster explained that the ACE Awards formally recognized tenants who made exceptional efforts to comply with the elements of FXE's Noise Abatement Program throughout the year.

Noise Abatement Workshop for Jet Pilots

Mr. Foster reported that a Noise Abatement Workshop had been held for jet pilots on Wednesday, November 4, 2009, in which six local area pilots had attended.

Environmental Assessment to Expand the Hours of the I-95 Turn

Through the coordination efforts of Congressman Ron Klein's office, Mr. Foster stated staff had met with the FAA to discuss FXE's environmental assessment aimed at extending the hours of the I-95 turn. The purpose of the meeting was to convey the importance of the study to the City, and to mention the favorable findings in the study. Mr. Foster said they had asked the FAA to closely review the study and its findings.

Nighttime and I-95 Turn

Mr. Foster reported that for September 2009, there were no noise events over 80 dB at night between 10:00 p.m. and 7:00 a.m. There were nine nighttime straight-out departures, all of which were stage-three aircraft, and five of which were air ambulance flights. At night (between 11:00 p.m. and 7:00 a.m.) 40 jets flew the I-95 Turn, and five of those jets were stage-two aircraft.

Mr. Foster stated for October 2009, there were no noise events over 80 dB at night between 10:00 p.m. and 7:00 a.m. There were seven nighttime straight-out departures, all were stage-three aircraft, and one was air ambulance flight. At night (between 11:00 p.m. and 7:00 a.m.), 38 jets flew the I-95 Turn and five of those jets were stage-two aircraft.

Noise Abatement Program Statistics

Noise Abatement Program statistics for September and October 2009 were included in the Board's packet.

B. Development and Construction

National Business Aircraft Association (NBAA)

Mr. James informed the Board that Airport staff had attended the NBAA's 62nd Annual Meeting and Convention in Orlando, Florida, on October 20–22. He remarked that this was considered the world's largest business aviation trade show. Mr. James said attendance was approximately 22,980, and as in years past, FXE had invited the Airport prime tenants to their booth to promote their businesses and services.

Taxiway Bravo Pavement Rehabilitation Project # 11134

Mr. James reported that the project was moving along well. The contractor, Weekly Asphalt Paving, had started Phase 1 work on October 19, 2009, and expected the work to be completed later that day. The contractor planned to continue with Phase 2 by December 15, 2009. Mr. James reported that notices would be issued to Airport tenants identifying affected areas of the Airport and Notices To Airmen (NOTAM) would be filed with Flight Service Station (FSS) to inform pilots of the taxiway closures. Mr. James agreed to provide the Board with updates on the progress of this project.

Airport operation statistics for September and October were provided in the Board's packet. Mr. James agreed to provide the Board with November statistics at their next meeting.

C. Arrearages

Ms. Bennett reported there were no arrearages.

D. Communications to the City Commission

None

E. FLL Update

Ms. Straugh reported that the Broward County Aviation Department at FLL would hold their Noise Abatement Committee meeting on December 14 at 6 p.m.

Ms. Straugh advised that FLL would close the main runway from 12/14/09 through 12/21/09 each night from 12:01 a.m. to 5:30 a.m.

Other items and announcements

[This item was taken out of order]

Chair Brenneman asked if anyone had attended the AOPA convention in Tampa in November. Ms. Joan Kuntz, Sheltair Aviation, reported that attendance was down, but the event was successful.

Chair Brenneman reminded everyone to attend the ACE Awards on 12/17/09 from 4 p.m. to 7 p.m.

Ms. Bennett announced that a tour of the Fire Station would be given for interested Board members after the meeting.

Ms. Bennett thanked Board members for their service and noted the token of thanks that staff had given to each Board member.

Chair Brenneman thanked staff for the gifts, and for their efforts regarding the ACE Awards.

There being no further business before the Board, the meeting adjourned at 2:16 p.m.

- Next scheduled meeting date: Thursday – January 28, 2010 – 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.