

VERO BEACH AIRPORT COMMISSION MINUTES
Friday, March 10, 2017 – 9:30 a.m.
City Hall, Council Chambers, Vero Beach, Florida

PRESENT: Chairman, Barbara Drndak; Vice Chairman, Arthur Hodge; Members: Melvin Wood, Carol Jean Jordan, Louise Vocelle, Jr. (arrived at 9:49 a.m.), Alternate Member #1, Mary Wood and Alternate Member #2, John Calcagno **Also Present:** Airport Director, Eric Menger and Deputy City Clerk, Sherri Philo

1. CALL TO ORDER

Today's meeting was called to order at 9:30 a.m. and the Deputy City Clerk performed the roll call.

2. APPROVAL OF MINUTES

A) December 9, 2016

Mr. Wood made a motion to approve the minutes of the December 9, 2016 Airport Commission meeting. Mr. Hodge seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

Mr. Tim Zorc, Indian River County Commissioner, gave a brief update on the new hub for the GoLine bus service. He reported that the new GoLine bus hub on 17th Street will be opening in the next four (4) to five (5) weeks. He said when they originally planned their new routes they deleted all stops at the Airport because they run on a 30-minute cycle and they couldn't keep that schedule with stops at the Airport. He told them that would not work because, for example, there are employees of Piper and people of Flight Safety that currently use their service. They then went back and combined some stops and deleted one (1) stop in order to include stops at the Airport.

Mr. Eric Menger, Airport Director, reported that Ms. Karen Deigl, CEO of Senior Resources, gave a presentation to the City Council Tuesday, which showed a map that indicated two (2) stops at the Airport; one (1) at Piper and one (1) at Flight Safety.

Mr. Zorc reported that the 43rd Avenue and State Road 60 improvement project needed to be done before the widening of Aviation Boulevard. He said this project is about \$8 million and is scheduled towards the latter part of their five-year work plan. The next portion of the project is US1 to 43rd Avenue, which would cost about \$22 million and would be scheduled closer to the ten-year window. There is a Phase 2 of this project, which goes from 43rd Avenue to 58th Avenue and 66th Avenue, which is about \$22 million. At the last Metropolitan Planning Organization (MPO) meeting they looked at potential funding, with one of them being dependant on the passenger load that Elite Airways might have.

Mr. Menger explained that the Strategic Intermodal Funding Program requires them to have a certain percentage of the national passenger load, which for Vero Beach that percentage is about .02%, which is about two (2) million passengers.

4. NEW BUSINESS

Mr. Menger said staff would like a motion for approval to proceed to the City Council on items 4-A), 4-C), 4-D), and 4-E). He explained that items 4-A) through 4-F) were conceptual in that they don't have approval from staff or from the entity involved in the lease. He said rather than scheduling additional Airport Commission meetings, staff would like the Commission to approve the lease items in concept and once negotiations are completed staff could bring them directly to the City Council. He noted that the Commission members would receive a copy of the leases prior to them going before the City Council. He said if any of the Commission members at any time has a lease going before the City Council all they need to do is call him and he will ask the City Clerk to pull the item from the City Council agenda for further review by the Airport Commission.

A) Corporate Air Amendment to Lease

Mr. Carlos Halcomb, Airport Administrative Manager, briefly went over the background information provided on the Corporate Air Amendment to Lease with the Commission members.

Mrs. Jordan made a motion to approve. Mr. Wood seconded the motion and it passed 5-0 with Mrs. Wood voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

B) Flight Safety Amendment to Lease

Mr. Halcomb briefly went over the background information provided on the Flight Safety Addendum to Lease with the Commission members. He noted that this was for information purposes only and no motion was needed.

C) Sun Aviation Amendment to Lease

Mr. Halcomb briefly went over the background information provided on the Sun Aviation Amendment to Lease with the Commission members.

Mr. Wood made a motion to approve. Mrs. Jordan seconded the motion and it passed 5-0 with Mrs. Wood voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

D) Barnhouse Amendment to Lease

Mr. Halcomb briefly went over the background information provided on the Barnhouse Amendment to Lease with the Commission members.

Mr. Hodge made a motion to approve. Mr. Wood seconded the motion and it passed 5-0 with Mrs. Wood voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes, and Mrs. Drndak yes.

E) New Lease – 3100 Aviation Boulevard (Building 78) / Jay H. Storch

Mr. Halcomb briefly went over the background information provided on the new lease for 3100 Aviation Boulevard, Building 78, with the Commission members.

Mrs. Jordan made a motion to approve. Mr. Wood seconded the motion and it passed 5-0 with Mrs. Wood voting yes, Mrs. Jordan yes, Mr. Wood yes, Mr. Hodge yes and Mrs. Drndak yes.

F) New Lease – Airport Terminal Building, Suite 205 (Information only)

Mr. Halcomb reported that this lease was for one (1) year. He said after this lease, they won't have any more office space for rent in the terminal building.

5. OLD BUSINESS

A) Airport Master Plan

Mr. Menger reported that the Airport Master Plan was approved by the Federal Aviation Administration (FAA) in November. He noted that a copy is available at the Indian River County Library, the City Clerk's office, the Airport, and at the County Administration office. It is also available for review on the Airport's website. He gave a brief update on some of the projects that are in the Master Plan (outline attached to the original minutes). He reported that the Airport Drive project is underway and the Airport signs were being replaced with the assistance of a grant from the Florida Department of Transportation (FDOT). He showed on the screen illustrations of the Airport signage improvements (attached to the original minutes). He reported that the General Aviation Apron project is complete, Taxiway C is under Phase 2 and should be completed by April 5, 2017, and the Taxiway E project will soon be under design, which will include a potential for new large hangars in the mid-field area of the Airport.

Mrs. Drndak reported that she and Mr. Menger attended the last City Council meeting when the Dodgertown property was discussed. She said it seemed like the City Council was unaware of the Airport Master Plan. She said the City Council did not seem to be aware of their business plan and the direction they wanted to take for Aviation Boulevard. She said that she is going to work very hard to bring the City Council up to speed so when the Dodgertown property moves forward the Airport will be integrated into it, along with Aviation Boulevard. She reported that the City Council will be holding a meeting on Monday, March 13, 2017 regarding the Vision Plan in which both she and Mr. Menger will be attending.

B) Fiscal Year 2017 Budget Review

Mr. Menger gave the Commission members a copy of page 44, of the FY 16-17 Quarterly Report, Airport Revenues (on file in the City Clerk's office). He noted that if any of the Commission members wanted to go into more detail on the City's budget they could find the information on the City's website under the Finance Department.

6. CHAIRMAN'S MATTERS

None

7. AIRPORT DIRECTOR'S MATTERS

Mr. Menger gave the Commission members a copy of FAA's flyer on the Next Generation Air Transportation System (NextGen) dated September 2011 (on file in the City Clerk's office). He reported that the FAA is still working on this and have invited Airport staff to a meeting at Palm Beach Airport on March 29th. He said the FAA is trying to consolidate a lot of airports in a regional area to try to increase efficiency of the air traffic system.

Mr. Menger reported that the State and Federal agencies are working on reducing some of their regulations. They are working on things, such as environmental regulations, design standards, passenger facility charges, etc. He reported that Elite Airways have extended their flights to Newark through January 7, 2018 and the Vero Beach Air Show will be held on April 21 – 22, 2018.

8. NEXT MEETING DATE

After a brief discussion, the Commission members agreed not to schedule their next meeting at this time.

Mr. Hodge asked for an update on the Citrus Mobile Home Park.

Mr. Menger said they were moving in the direction of doing away with residential and moving towards commercial.

Mrs. Drndak asked what is the requirement if they choose not to renew the leases.

Ms. Kira Honse, Assistant City Attorney, said there could be some grounds for non-renewal of a lease, such as if the homes were not in good repair, if the owner subleased the home without telling Airport staff, etc.

Mr. Vocelle asked how long are the leases for.

Mr. Menger answered for one (1) year.

Mr. Vocelle said this is an area that should be discussed with the City Council at their Vision meeting on Monday.

The Commission members agreed.

9. ADJOURNMENT

Today's meeting adjourned at 11:32 a.m.

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