

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING – DECEMBER 20, 2012 – 9:00 A.M.

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1. Call to Order

2. Invocation

10 Commissioner Andrews gave the invocation.

3. Pledge of Allegiance

4. Roll Call

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Present: Chair Herston; Commissioners Andrews, Coppola, Lee and Seay; Executive Director Quill; Attorney Garrard; Assistant Director Parish; Mrs. Cauley; Mr. Coulter; Mrs. Worth-Dugan; Mrs. Schindler and Mrs. Sutcliffe. **Others present:** Jim Kaletta, Lionel Schuman, Paul Romanos, Robert Herrington, Larry McClure, Jerry O’Halloran, Councilman Cavanaugh, Commissioner Deutsch, Matt Herston, Tyler Ezzi, Bob Hall, other people from the private sector and a member of the press.

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5. Additions and/or Deletions to the Agenda

25 Mr. Quill added under Old Business b) Enabling Legislation and Punta Gorda Speedway. Under Committee Reports he added g) Aviation Activities Report.

6. Citizen’s Input

30 **Tom Cavanaugh** - Announced that he has been appointed the Authority’s liaison between the City Council and the Airport. He commented that Mr. Quill and Commissioner Lee gave him a tour of the facility. He commented that he is excited to be part of something that offers significant economic possibilities for the City and the County and he looks forward to working with them all.

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7. Consent Agenda

Commissioner Seay made the motion to approve the Consent Agenda. Commission Lee seconded. Motion passed unanimously.

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8. Secretary/Treasurer’s Report

Commissioner Lee presented the Accounts Receivable to the Board. Mr. Quill commented that the Accounts Receivable is better than last year and that there continues to be issues on the Income Statement. He commented that the Authority did better than what they had anticipated and he opined that is always pleasant news. Chair Herston

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asked what is included in the Miscellaneous Revenues under the Non-Operating Expenses. Mr. Quill explained that it is a second payment made by Arcadia Aerospace to catch up, because it is from the prior year, and that, at times, it could be an insurance premium reimbursement.

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9. Committee Reports

10 a) **Land Use** - Chair Herston reported that engineering activity on the private side is increasing, especially in Sarasota and Collier Counties. He commented that Charlotte County had one request for proposal and it all seems to be related to adult congregate living facilities. He reported on the governmental side that Charlotte County is re-writing their land development rights and suggested that the Authority should keep a watch on that.

15 b) **Economic Development** - Commissioner Lee had nothing to report.

20 c) **Personnel** - Commissioner Coppola presented a plaque to Wayne Coulter for 15 years of service. Mr. Coulter commented that when he first started at the Airport it was just a little general aviation airport and opined that everybody loved it. He commented that in August 2004 he had asked Mr. Quill if they still had a job and Mr. Quill did not reply because they were unsure of what occurred. He commented that this Airport is a beautiful gem and everybody has worked hard to bring the Airport to this point. He commented that it has been a privilege to work for the two professionals that dedicated themselves to bring this Airport to where it is now. He thanked the Authority for the plaque. Commissioner Coppola presented a plaque to Sandy Cauley for 5 years of service. Mrs. Cauley thanked the Authority for the plaque. Commissioner Coppola commented that it is people like Mr. Coulter, Mrs. Cauley and all the other staff that makes the Airport a success. She commented that the Airport would not be anywhere without the staff and she thanked them for their services.

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35 d) **Public Relations/Special Events** – Commissioner Coppola reported that the Board members attended the Punta Gorda’s 125th anniversary. She reported that they were entertained by a group called Liberty Singers from Disney. She commented that they had brought and played their CD during the Charlotte County Chamber of Commerce Christmas Parade. She commented that Commissioners Lee, Andrews, Chair Herston and she were in the parade. She reported that Amy was the pilot and she had brought her cousin, Conner, and they had a great time. She commented that there were more people attending this year’s parade than she has seen in a long time. She wished Lionel Schuman a Happy Birthday. She reported that she will be going to the Charlotte Harbor Yacht Club in January to honor Dr. Jeffery Albritton who is the new Edison State College President. She reported that AirTrek will be having an open house in January.

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e) **Governmental Liaison** - Commissioner Seay commented that any recommended changes to the Enabling Legislation needs to be submitted to the Legislative

Delegation by January 4th, 2013. She commented that once this is reviewed by the Board she will make appointments with the Senators. She commented that if things go well in January, the Board can expect it to go before the Legislature.

- 5 **f) Metropolitan Planning Organization** - Chair Herston reported that the MPO had a meeting in December to finish some minor end of year items. He reported that the January MPOAC meeting will be held in Orlando.
- 10 **g) Aviation Activities Report** - Commissioner Andrews reported that for the month of November the Airport sold 13,062 gallons of Avgas, 36,622 gallons of Jet Fuel and 145,958 gallons of airline fuel. He reported that for the month of November there were 11,690 enplanements, down 34% from last year, and the Authority is attributing the decrease to the loss of Direct Air flights. He reported that Allegiant Air is currently serving eight cities and they will be adding three cities the first part of 2013 that were formerly served by Direct Air. He opined that the Airport will see a turnaround on enplanements next year. He reported for the month of November the Airport had a total of 5,267 operations. He reported that the vacancies of the hangars are down compared to the last few years. He reported that runway 9/27 was repaired and the asphalt has to cure for 28 days per FAA rules. He reported that a new gate for the 200 series hangars will be installed on Golf Course Blvd. and that transition of traffic will begin once the gate is operational and traffic signs will be posted when the dates are known.

10. Attorney's Report

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Attorney Garrard had nothing to report.

11. Executive Director's Report

- 30 **a) Development Update** - Mr. Parish reported that runway 9/27 was repaired. He commented that there was one bad section which was repaved and ready for repainting. He stated that with some dry days and wind, the asphalt will cure quicker and the repainting will be done the first of the year. He reported that Cheney Road is under construction and the water and sewer is on schedule. He commented that dirt is being brought in to finish the one section of the Master Stormwater pond and it will be completed in few days. He commented that construction on the entrance road to the terminal will start after the Air Show. The Authority did not want to start it during the peak season.
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- 40 **b) Miscellaneous Items** - Mr. Quill reported that the gentleman who had accepted the FBO manager position has had to back out for reasons beyond his control. He reported that the Authority has hired Dan Pizzi who will be responsible for Part 139 compliance and Mrs. Schindler will operate the FBO operations. He reported that the passenger count is down from one year ago. He reported that Allegiant Air has more than doubled their passenger count from a year ago, with 16,000 passengers this past month and they are adding three more cities. He commented on an article in the
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5 Plattsburgh Newspaper that stated they are excited about having service to Punta
Gorda. He reported that Allegiant had announced that the service to Springfield will
be extended into June and that it is the first time that has happened. He commented
that the overall total passenger count, since service has been restored, is 926,000
10 passengers and the Airport expects to hit a million passengers this spring.
Commissioner Seay commented that the Airport is close to the million passenger
mark and that promotions are done in other cities as to who is going to be the
millionth passenger. She commented that when the Airport hits that mark this spring,
the Authority should do a celebration and work with Allegiant to identify
15 approximately who that person would be. She suggested doing a contest through the
newspaper as to what day and which flight that passenger will be on. She commented
that this will get the Airport some recognition and she would be able to work with
them. Commissioner Lee commented that the Authority needs a marketing person.
Commissioner Coppola commented that she found the Plattsburgh article interesting
because the people that flew from the Plattsburgh area had driven three hours to get
20 on the Allegiant flight and she finds it absolutely amazing. She commented that she
has talked with people who have flown on Allegiant and they say that they absolutely
love Allegiant and that their service is tremendous. Mr. Parish commented that the
Authority has started planning for the millionth passenger and when the preliminaries
are put together it will be presented to the Board and then the Authority will work
with the community to get donations. Mr. Quill commented that they may have to
select the millionth passenger because they will not know precisely until after the
fact.

25 **12. Old Business**

- 30 a) **Executive Director's Evaluation** - Chair Herston commented that the
Commissioners selected Chair Herston to work with Mr. Quill on his evaluation and
he concluded that because of the economic conditions for the immediate future, a
raise would not be warranted. He commented that there is a clause in his contract
stating if the Authority would fire him without cause he has a four month severance
pay. He suggested that the Authority increase that to an eight or twelve month
35 severance pay. Commissioner Coppola opined that it is an odd bonus. Commissioner
Seay opined that the Authority would not be looking forward for him leaving at any
point in the future and that the Authority would be safe doing that. She commented
that it is kind of a mini golden parachute, in a fashion, which is not out of line with
other agreements certainly for airport executives. She commented that the Authority
has an Executive Director doing a tremendous job, increasing the revenues and
40 putting the Airport on a lot of maps in many different ways and it would be
appropriate. **Commissioner Seay made the motion to approve the increase on the
severance pay from four months to twelve months in the Executive Director's
contract. Commissioner Lee seconded. Motion passed unanimously.**
Commissioner Seay commented for the record that she is not letting Mr. Quill go.
- 45 b) **Enabling Legislation** - Mr. Quill reported that the Authority submitted the proposed
changes. Commissioner Seay explained that it is not a change but updating the

5 information from the original Enabling Legislation 63-1207, which still exists, the
section that was never repealed which deals with the elections. She explained that
this proposal would put that section into the Authority's current Enabling Legislation
so it would be easy to find. She commented that one of the problems they had in this
10 past election was that it was not easy to find. She commented that legislation has
occurred in the meantime. She provided the Board with the legislative history
showing from 1963 to 2011 that the original Enabling Legislation was never changed,
although all other enabling legislation from 1965 forward were repealed, but not the
original 63-1207. Commissioner Coppola asked if you repeal something sooner,
15 wouldn't that automatically repeal something earlier. Commissioner Seay
commented no and explained that unless it is repealed in its entirety, it will remain in
place. She explained that, what happened was that the later legislation was only
repealed in portions and that there was one piece of legislation that was passed that
repealed several of them in its entirety but it went back to 1965 and it never repealed
20 1963. She opined that it indicated to her it was left off for a purpose, which is why
they left that one section in place which dealt with elections, under which the
Authority has operated under for 49 years. She commented that her reading of the
legislation is the legislature wants the Authority to keep it and that in talking with the
Legislative Delegation members, they all agreed, saying if it was in the original
25 Legislation, it should be in this Legislation unless the Authority wants to change it.
She explained in summary it takes Section 63-1207 incorporating it into the current
Legislation 2011-263, which is the current version, and allows it to remain.
Commissioner Lee commented that it will be restored to what it was and he
commented that it works for him. **Commissioner Andrews made a motion to
accept, approve and to send the current Enabling Legislation to the Legislative
Delegation with a recommendation that they adopt it. Commissioner Coppola
seconded. Motion passed unanimously.**

30 c) **Punta Gorda Speedway** - Mr. Quill reported that the Speedway lease expires March
31, 2013 with a three year option. He commented that the Authority has met with the
Speedway operators and they could not pay the fair market value. Mr. Parish
presented a handout to the Board which is part of the document that was presented to
the FAA giving them the history on the Speedway and showing them that the
35 Authority has followed all the guidelines in the FAA manual for leasing and that the
lease was increased through the years. He stated that the original lease was a 20 year
term and the Authority signed a five year extension in 2008 which will expire March
31, 2013, which had a three year option at fair market value. He stated that the
Authority negotiated a considerably lower than fair market value price for Speedway
40 because of the construction on Piper and Publix Roads which are now completed. He
commented that there was discussion as to what the fair market value would be and
the Authority had an appraisal of \$100,000 an acre. He commented that Cheney
Brothers paid \$80,000 an acre, the closest comp. Taking out the incentives that was
given to Cheney Brothers, it brought it down to \$47,000 to \$48,000 an acre and, even
45 at that price, the Speedway said it was too expensive. He commented that the
Authority provided all the information to the FAA and they agreed that the fair
market value for the Speedway would be the highest that the Authority can get and

the only way to determine that is to put it out to bid. He commented that the Authority presented this to the Speedway's attorney and he does not want to do that. He recommends that the Authority proceed to put it out to bid. He commented that the Speedway's Attorney had stated in his letter that one of his competitors would pay that to put him out of business which could be a reasonable amount. He stated that the Authority can't lease it on a negotiated value without putting it to bid and the Authority can word the bid documents that they have to maintain a speedway and have so many events per year. He stated that the current lessee owns the lights, stands and the restaurant equipment and anyone coming in would have to put in a significant investment. He opined that the current owner most likely would be the winner and there would be a speedway. He stated that the Authority could do a three year lease with two one year options at CPI adjustments so the rent would not increase over the next five years which will give Speedway more time to have his investment work for him. He commented that, in the handouts, there is a list of non-aviation tenants that lease land from the Authority and the yellow highlighted one is the proposed price to Speedway. Commissioner Seay asked what the Speedway pays monthly. Mr. Parish stated that it amounts to \$46,000 a year plus 7% sales tax. Commissioner Seay commented that Speedway is paying \$4,101.60 per month. Mr. Parish commented that it is based on the 24.47 acres that Speedway currently leases and the Authority has agreed to tighten the site to 23 acres or smaller, but a survey has not been done. Commissioner Seay suggested that the Authority reduce the footprint even more and allow for a one day a week rental of parking with a caveat that Speedway keep up the parking. Mr. Parish commented that the Authority would be able to do something like that but Speedway would have to pay and the Authority would have the ability to take it back if there was another user. Commissioner Seay commented that she looks at fair market value as being different based on usage too, not just that it is on airport property and it is automatically this value. She commented that the Authority has had this property that has been used as a race track for some 20 years which has been alternately successful and not successful. She commented that currently it is a challenge to make it a success. She opined that one of the reasons it is not a success is because it operates 30 days a year and pays a 365 day a year lease. She commented that any business that operates 30 days a year and has to pay that kind of lease will not be successful and it will be a challenge for them. She asked if there is a reference in the lease that there would be an increase. Mr. Parish replied, yes. He explained that the extension of the current lease would be at fair market value. Commissioner Seay commented that raising the lease amount should have been no surprise to anyone and that the only option that the Authority is faced with is establishing fair market value. There was discussion on who owns the lights. Mr. Parish commented that in the letter Mr. Williams states that he will take his stuff and go home if the Authority does not agree to this amount. He explained that the Authority can't do that because the Authority is tied to obligations by the FAA; 1) In the Federal Records this property was given to the Airport by the military and the Federal Government, 2) the Authority accepts grants. He stated that the grants require that the Authority gets a fair market value and strive to get the highest and best use for each piece of land. He stated that the Authority's argument is that currently nobody is lined up to lease the property as a speedway or as anything else, and that is the reason the FAA will

allow the Authority to go out to bid for a short term use while the Authority still markets it for the highest investor. He commented that the idea is to improve the Airport and FAA's goal is to keep the Airport self-sufficient. Commissioner Seay commented that other airports around the nation have racetracks on them, such as Sebring and Daytona. She asked if the Authority had any idea on how those airports operate or what kind of relationship they have with the race tracks. Mr. Parish commented that at Daytona they were paying considerably under fair market value and had an FAA complaint and the rent went up tenfold. He opined that it is hard to compare Punta Gorda Speedway to the Daytona International. He commented that in Sebring they go through the same problems, but their race track is rented almost every Saturday and Sunday to different groups and during the week it is used for testing. Commissioner Seay commented that when the Authority had met with Mr. Williams and his group they had discussed alternative uses which the previous lessee did and it was a very lucrative business, and since day one, the current lessee had booted out the alternative use thereby losing several thousand dollars a week-end. She commented that what she is seeing is not what the Authority had envisioned. She commented that there was talk about concerts, swap meets, car shows and all kinds of other things. She stated that the previous lessee had tried to have the restaurant opened 5 to 7 days a week and that all went by the wayside with the new lessee. She commented what happened to all the ideas and concepts that were talked about knowing that it needed to be a 365 day a year operation and this has to be a two way relationship. She commented that she is a race fan and she sponsors two vehicles at the speedway. She stated that being a responsible government, the Authority cannot be giving away the store. Mr. Parish stated that the Authority has met with the attorney and an appraiser was brought in to discuss the issue. He stated that the Authority had presented this to the FAA in a manner hoping to get a decision from them that would allow the Authority to get a considerably under fair market value and they did, but it cannot be a negotiated value and it has to be open to the public. He explained what if someone else would pay the Authority more, it is the Authority's responsibility as stewards of the property to make sure the Authority is getting the most the Authority can for every acre. He commented that he is discouraged by the letter because the Authority was moving in the right direction. He stated that the Authority had started working on a bid package to go out the first of the year giving everybody 30 days to put it together and to have it back by early February and a new lease can signed prior to the March 31st date. Commissioner Seay commented that she is discouraged and disturbed when announcements are made publicly at the racetrack saying that the Airport is shutting down the speedway. It is absolutely not true. She commented that there is a disconnect between what Mr. Williams and his attorney have said to the Authority and what is being said publicly and being circulated. She commented that she has been involved with the negotiations and working with Speedway to keep it operational. She stated that the Authority is being vilified in public for having done nothing. She commented that she would like the Authority to find a way to help but she stated that there has to be some give and take on both sides. She commented that she is seeing that the Authority is being threatened, bullied, manipulated and she is disturbed by that. Mr. Parish commented that when he was out there with the county officials looking at the drainage issue and

trying to get the county to repave that area when they were all but assaulted by Mr. Williams and had to leave. He commented if the county brought the dirt in for free, it will be the Authority's dirt, and it could have been completely resolved with a couple of drains extended. Commissioner Coppola asked when it goes out for bid will it be sealed bids. Mr. Parish commented that it will be sealed bids and the Authority will receive the bids to be opened in public in this room on a certain day. Commissioner Seay asked what does the Authority have to do to get a bid going. He commented that the Authority has a couple of bid packages that are being modified which he has been working on until the Authority received this letter. Mr. Parish commented that the Authority needs to move forward because the Authority has a piece of property that the Authority would like to continue getting income from. Commissioner Seay commented that based on the letter they are not accepting the Authority's estimation of the fair market values and the letter appears to be a counter offer saying if an agreement cannot be made on rent being \$5,000 a month for the next three years and an ending date of January 1, 2016 they have no choice but to have their items removed from the property and they want an answer by January 15, 2013. She opined that putting this up for bid might be the best route. Mr. Parish commented that it is the only route that the Authority can go to keep the Authority in compliance with the FAA. He opined that the Speedway could be the only bidder, but according to their letter they think other people would bid just to put him out of business. He commented that he does not want to see the track shut down, not because he likes racing but because he likes income, and by the end of the day the Authority has to look at the income statement and decide what the Authority can do. He stated that even though Speedway signed the lease that said it would be at fair market value, now the Authority is working again with the FAA to get it below fair market value. Commissioner Seay suggested that the Authority send a letter to Mr. Williams saying that the Authority cannot accept your offer of \$5,000 a month which is not adequate for the Authority to meet the FAA responsibilities therefore the Authority must put it out to bid. Commissioner Coppola commented that Mr. Williams wants \$5,000 a month with the 7% sales tax included and she commented that sales tax is a separate issue. Mr. Parish commented that the FAA did agree that the \$5,000 which ends up being \$32,000 an acre at 8% land value and it puts it so much lower than the surrounding parcels. He stated that the Authority has to be fair and equitable with the other tenants. **Commissioner Lee made the motion to approve sending a letter to Speedway that \$5,000 a month is not adequate for the Authority to meet the FAA responsibilities and to put it out to bid. Commissioner Andrews seconded.** Chair Herston asked if the Authority can or cannot do the \$60,000 annually. Mr. Parish stated that the Authority could if that is the highest proposed price for the property. Chair Herston asked what is option 3. Mr. Parish explained that it was from Speedway's attorney where they could pay more if they got five years, but if the Authority puts it out to bid the new lessee will have to spend money to bring it up to code so the Authority will offer a three year with two one year CPI options at a CPI adjusted rate and this will allow the potential new tenant to invest some money and have a longer time to get his return. He commented that the Authority talked to the current tenant about the five years at a higher rate and they weren't adverse to that, but even at that, it has to go out to bid because it is not fair market value.

5 Commissioner Coppola asked how long the bid is left out there for bidding. Mr. Parish commented that the bids will be open until mid-February. He commented that the Authority would advertise in the local newspaper and the Authority will contact Circle Track Magazine and have them post it on their website. He commented that he
10 wants to get it out there to as many people as they can. Commissioner Seay commented that it is a sad, sad state of affairs for the Board being placed in a position by one of the Authority's tenants which is so repugnant to her and that there is a tenant who refuses to acknowledge the restrictions under which a government must work, refuses to abide by their own statements that they refused to acknowledge that
15 what they said they would do is not what they have done, and to accuse the Board publically of doing things that the Board did not do and put the Board in a position that the Board cannot do anything but to put it out to bid. Commissioner Lee commented that the Authority has tried to work with Speedway and Mr. Parish has tried extra hard to work with Speedway and it is not working and it has to go in
20 another direction. Commissioner Coppola commented that when the Authority started the negotiations years back it, was 100% full disclosure to them and how can you argue with that. Commissioner Seay commented that the Authority has had representatives of the racetrack, Mr. Williams and his attorney and they have agreed to things and then not agreed claiming that they know nothing about that when there is documented information. She commented that it is shameful that the Board has to get to this point. She opined that there is no other way for the Authority to deal with it as a responsible government. **Motion passed unanimously.**

25 13. New Business

- 30 a) **Committee Assignments** – Chair Herston asked if there were any objections to the current committees including the new Aviation Activities Report. Commissioner Seay commented that she liked that it was added. Chair Herston assigned the committee assignments as follows: Land Use, Chair Herston; Economic Development, Commissioner Lee; Personnel, Commissioner Coppola; Public Relations/Special Events, Commissioner Coppola; Governmental Liaison, Commissioner Seay; and Aviation Activities Report, Commissioner Andrews.
- 35 b) **SunCoast Trucking Academy** – Mr. Quill reported that SunCoast Trucking Academy is interested in the old UPS site. He explained it is paved and has a structure in the middle for distribution and the entity would like to lease the area and have the Authority demolish the structure and fill it in with asphalt. He commented that there is another building that was set up for maintenance and the staff has concerns with the floor elevation and also has concerns in remodeling the structure
40 into a classroom. He is proposing that the Authority lease it at the standard market rate with the Authority doing the demolition on the one structure and SunCoast handling the building modification. Chair Herston explained that Mr. Garner is in the audience. He explained that Mr. Garner's company is currently at the Charlotte Park of Commerce. He commented that the Authority has almost three acres of asphalt that
45 would be ideal for Mr. Garner's trucking school. He commented that Mr. Garner has been talking to architects and is willing to remodel the building. He commented that

Mr. Garner is willing to do a five year lease. He opined that the building and property would just sit there and the Authority needs to go for it. **Commissioner Seay made the motion to authorize Mr. Quill to negotiate with SunCoast Trucking Academy and bring the Board proposed lease at the next meeting. Commissioner Lee seconded. Motion passed unanimously.**

- c) **AmeriGas Lease** – Mr. Quill explained that AmeriGas lease is expiring and they want to renew it. He asked for approval of it subject to Mr. Garrard’s review. **Commissioner Lee made the motion for approval subject to Mr. Garrard’s review. Commissioner Coppola seconded. Motion passed unanimously.**

14. Citizen’s Input

Howard Shaw – Commented that he has been involved in speedways most of his life. He commented that the Authority is looking at a 52 week a year piece of property that can’t be used 52 weeks a year. He explained that he worked at the Speedway for four years and left because of Mr. Williams. He commented that the parking area was a mud lot the previous owner had it and Mr. Williams was shorted on parking when he took it over. He commented that when the previous owner had Go-Kart Racing and car shows. He commented on the races being cancelled because of rain because you can’t race on water. He stated, regarding land values, that the property cannot be used 52 weeks a year. He opined that Mr. Williams put a lot of money onto the facility. He commented on the speedway in Pinellas Park and that Mr. Williams can’t pay what they pay and there are times that there are not enough people attending to cover the expenses. He commented on the stands. He opined that someone else would probably bid on it to move the racing to another track.

Jim Kaletta – CAP – Reported that there has been a declassification of some of the things that the Civil Air Patrol has been involved in. He explained that the CAP plane would go out and the US Air Force would send out F-16’s looking for the intruder. He reported that they participated in a night mission that included the US Air Force and Coast Guard.

Lionel Schuman – Commented that he agreed with Commissioner Lee that the airport needs a marketing person. He commented that the float was built to encourage marketing and that many people comment about the airline service after they see the float. He commented that the one millionth passenger idea is very important. He reported that Mr. Olzacki and Warbird Squadron 24 did a fly over on Pearl Harbor Day. He wished everyone a Merry Christmas and Happy New Year.

Tyler Ezzi – FIAS - Reported that members of the Air Show just attended the International Council of Air Show convention in Las Vegas. He commented that there will not be a military jet team this year. He commented that other military assets have not been confirmed. He reported that they are looking for a Harrier Demo, an Osprey Demo, F-22 Raptor Demo and a C-130 on static. He stated that he wants to have an open door

policy and if anyone has any questions to please call. He commented that the Air Show's mission is not to disrupt airport activities and they realize the airport is here to make money and operate as a business just as the air show does.

5 **Bob Hall – Air Boss** – He congratulated the Board on the elections. He and his wife cannot thank the Authority enough for the prayers and thoughts they had for their son Andrew who suffered a tremendous accident in September and for the moment of silence that was held. He commented that Andrew is recovering. He reported that there are some changes to the acts and would like to hold off until next meeting to report on them. He
10 reported that some of the people coming include the Aero Shell Team, Iron Eagles, Tiger Air Shows, Wing Walker Jane Wicker, a T-28 act and is still working on a T-39 jet team act. He commented that he will know on the Raptor next month. He complimented Mr. Parish and staff on the help with the runway bore testing that came back very positive and the letter from the engineer went to the Air Combat Command and the Air Force in the
15 Pentagon. He opined the F-22 would be a big draw. He commented that there will be a jet car and a wall of fire and fireworks on Friday night. He commented that sponsorship drives the air show. He commented that it takes about \$500,000 to break even and the word needs to get out about the need for sponsorship. He wished everyone a Merry Christmas and Happy New Year. He thanked the staff for all of the help they have given
20 the air show.

Commissioner Deutsch – Commented that the BCC received an e-mail regarding the Speedway. He commented on the guidelines from the FAA and that people don't always know the whole story behind what the commission has to do. He gave a copy of the e-
25 mail to Chair Herston to distribute. He commented that he has been to the Speedway a few times and opined it is an asset to the community. He commented that a lot of what Mr. Shaw said made sense and the Authority is going to have to have the wisdom to deal with that. He wished Peace and love of the season be passed on to all of us.

30 **15. Commissioner's Comments**

Commissioner Lee – Thanked the representative from the Punta Gorda Chamber for being here. He apologized to Mr. Schuman for the mix up on the parade. He commented that he saw that AirTrek is thinking about starting up an airline service. He commented
35 on when Reading Airport had two brothers that decided to do the same thing. They started Suburban Airlines that was taken over by US Air. He wished everyone a Merry Christmas.

Commissioner Seay – Commented that she is disappointed that the Authority had to get to this point with the Speedway. She opined that the Speedway offers an entertainment venue and ordinarily she is there every Saturday night that it is open. She commented that the Authority has tried to make this work and there has to be some kind of reciprocity and understanding that, as a governmental entity, it is responsible to certain requirements. She commented that fair market value has been in every Speedway document since its
40 inception and the Authority cannot ignore their responsibilities. She commented that she
45 knows how much it costs to run the Speedway and knows how much the Speedway

5 makes because she used to be the Attorney for the Speedway. She explained that a few
weeks ago she crashed through the grandstands because they are in such a sad state of
disrepair. She commented that there have been improvements but they must not be
significant because the Speedway is unable to support itself. If they can't get the people
10 there doing what they like to do and if that is part of the problem, then maybe the
Speedway isn't a good business. She commented that if it's not a good business then
maybe the Authority is not doing their job in overseeing their assets and resources in the
best possible manner. The Authority has to put it out to bid. She opined that she wants the
15 Speedway to be there until the end of time. But if the Authority ignores their
responsibilities as a government and their responsibilities under the requirements and the
Authority allow tenants to ignore them, then the Authority should be ashamed. She
commented that the Authority did what it had to do today but knowing that and by
allowing it to go out to bid there is the opportunity for the track to remain. She
commented that the choice was not the Authority's, the choice was Mr. Williams. She
commented that Mr. Williams has chosen not to abide by the terms of the agreement that
20 he signed and he has chosen not to go forward with the contract as he knew it existed.
She commented that Mr. Williams has chosen not to go forward, not the Authority. She
commented that Mr. Williams has informed the Authority that he does not want to
continue and does not want to abide by the terms of the contract as it needs to go forward.
25 She commented that the Authority has offered a variety of options to him and he has
chosen not to accept them. She commented that the Authority is doing what a responsible
government needs to do to obtain alternative tenants for that racetrack. She commented
that the Authority is not putting anyone out of business. The Authority is responding to a
business decision by Mr. Williams not to continue. She commented that Mr. Williams
30 believes that he cannot support that business through the actions he has on thirty nights a
year and if that is his choice, then that is his choice and the Authority needed to respond
to that. She wished Mr. Schuman a Happy Birthday and Happy Anniversary to the City
of Punta Gorda. She welcomed Councilman Cavanaugh and Commissioner Deustch. She
wished everyone a Merry Christmas.

35 **Commissioner Coppola** – Welcomed Commissioner Herston as the new chairman. She
mentioned that Randy Spence and Grace Amodeo passed away. She welcomed
Councilman Cavanaugh and thanked Commissioner Deustch for being here. She
commented that the Authority could lose their FAA funding if they don't do fair market
value and that is a key here. She wished everyone a Merry Christmas.

40 **Commissioner Andrews** – Thanked everyone for being here. He welcomed Councilman
Cavanaugh and thanked Commissioner Deustch for being here. He commented that he is
looking forward to giving the Aviation Activities Report and, as a pilot, understands the
importance of keeping the information out there for everyone. He commented that he
comes from a property management background and understands the grasp of what is
going on here. He wished everyone a Merry Christmas and Happy New Year. He
commented that he has a long history with a C-130 including riding in the back of one
45 and is looking forward to the air show.

5 **Chair Herston** – He thanked everyone for attending including Councilman Cavanaugh, Commissioner Deustch and Executive Director Herrington. He commented that it has been a great year and that staff has done a great job and it has been an honor to sit with all of the Commissioners. He commented that Mr. Parish did a good job on the Speedway. He commented that he is a landlord himself and would like to work with an existing tenant but the Authority is boxed in by the FAA. He commented that at least the Authority is doing what the FAA has requested. He commented that hopefully Mr. Garner will work out a lease with Mr. Quill.

10 **16. Adjournment**

Meeting adjourned at 10:33 a.m.

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James W. Herston, Chair

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Kathleen Coppola, Secretary/Treasurer

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