

CHARLOTTE COUNTY AIRPORT AUTHORITY

MINUTES OF REGULAR MEETING – JUNE 20, 2013 – 9:00 A.M.

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1. Call to Order

2. Invocation

10 County Commissioner Deutsch gave the invocation.

3. Pledge of Allegiance

4. Roll Call

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Present: Chair Herston; Commissioners Coppola, Lee and Seay; Executive Director Quill; Attorney Garrard; Assistant Director Parish; Mrs. Cauley; Mr. Pizzi; Mrs. Schindler; Mrs. Smith and Mrs. Sutcliffe. **Others present:** Jim Kaletta, Bob Mauti, James Haase, Andrew Haase, Aaron Haase, Commissioner Deutsch, Attorney Haymans, Carl Parsons, Bob Thompson, Councilman Cavanaugh, Jerry O'Halloran, Andy Stultz, Gary LaPlant, other people from the private sector and members of the press. **Absent:** Commissioner Andrews.

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5. Additions and/or Deletions to the Agenda

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Mr. Quill added Targa lease to 13 d) and moved 12 a) to after New Business.

6. Citizen's Input

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No citizen's input.

7. Consent Agenda

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

8. Secretary/Treasurer's Report

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Commissioner Coppola presented to the Board the Profit and Loss Statement, Receivables and Aging reports. Mr. Quill reported that the Operating Gain for the month included the last payment on the litigation on the air traffic control sequestration and a significant payment to an engineering group to close out the SWFWMD permits. Commissioner Seay commented that at the Florida Association of Special Districts there was a presentation on the new GASBR (General Accounting Standards Board Rules) and that they are changing the accounting names and terminology. She commented that the Authority will have to learn the new terminology and she suggested that a refresher be

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course held. Commissioner Lee suggested that staff should attend those meetings in the future. Chair Herston asked if the expenditures were part of a contract. Mr. Parish explained that the Authority did a Master Drainage Plan in 2004 and the Authority could not afford to build all of it so the Authority had the County build the swales along Piper Road and the pond under the Piper Road project and under the Cheney Road Contract the County built another section. He commented that SWFWMD did not want to have all the permits coming to them in pieces so the Authority paid to have all of the permits put into one piece with the engineers signing their individual sections and then it was submitted all at one time. Chair Herston commented that the permit that the Authority had for the master drainage is certified complete and operational. Mr. Parish commented that the Authority had separated the permit into two because there is a North and a South portion and this closes out the south portion on everything that has been constructed and everything is operational.

15 9. Committee Reports

a) **Land Use** - Commissioner Herston commented that Mr. Parish will report on most of the building going on around the Airport. He reported that the private side seems to be blossoming and have taken on several projects in the last 30 days which is very positive. He reported on the public side that the County is putting together the Unified Land Development Codes which will combine all the development standards for the County and he suggested that the Authority keep an eye on that. Commissioner Coppola asked if the unified development standards are on a website. Chair Herston commented that it is on the website.

b) **Economic Development** - Commissioner Lee reported that there is a new residential development going in on Airport Road. Mr. Quill commented that it is a sub-division that was started before the downturn and was put on hold. Commissioner Seay asked if the Authority had contacted them in regards to a navigation easement. Mr. Quill commented that if it was done it was six to seven years ago and he commented that area is under the approach for 9/27 which is limited to light aircraft. Commissioner Seay commented that the Authority should let them know that they are in a flight path or post a sign. Commissioner Coppola wanted to know if the Authority can be assured that the realtors who are selling the properties are informing the people that there is an airport nearby. She commented that years ago the Authority had a problem with another residential development that did not inform the buyers that the airport was right over the hedges and therefore she wants to be assured that the buyers are informed with this new development. Mr. Parish commented that the residential area was already zoned so the Authority had no chance to get a navigation easement. Chair Herston asked the Authority to check with the City to see if that was part of the approval. Commissioner Seay asked if there was any progress with the County on navigation easements and having some sort of standard language. Mr. Quill commented that the Authority does have standard language for navigation easement and that the Authority does request that when re-zonings are done either along the path of approach or take-off, or if the Authority has another reason to believe it could be an issue. Commissioner Seay asked if the Authority has a policy in place that

would require notification of persons that are purchasing in a flight path. Mr. Quill commented that typically the Authority asks the City or County as a condition of approval for navigation easement and that the Authority has not had many in the past few years. Commissioner Deutsch commented that it is incumbent upon that person transferring that property as part of a disclosure process to tell prospective purchasers that they are in a flight path. Commissioner Coppola commented that it is part of the real estate code. Commissioner Lee commented that it would be prudent to contact the developer and advise him of that. Mr. Parish commented that the Authority did have contact with the original developer and had worked with them, but that has changed hands three times. He opined that there is not a single developer in there but that multiple builders are building on that property. Commissioner Seay suggested that the Authority should find out who the multiple builders are and send them a letter. She commented that the Authority does not want to harm development but she opined that the notice is important. Chair Herston asked Attorney Garrard if it is appropriate for the Authority to send out letters to the property owners. Attorney Garrard commented that the Authority could put an article in the local paper. Commissioner Seay commented that maybe the property owners did not know that there was a flight path over the property when they purchased it, but if the person selling the property is put on notice that there is a flight path going over their property and then the Authority has a paper trail if an owner says they were not aware of the flight path. Commissioner Lee opined to notify the property owners by letter rather than by newspaper. Commissioner Coppola commented that especially if the properties had changed hands in the last several years. Chair Herston commented that a paper trail would be important.

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- c) **Personnel** - Commissioner Coppola had nothing to report.
- d) **Public Relations** - Commissioner Coppola reported that the Board had attended the Florida Special Districts Association in Westin Florida to update them on the new accounting terms, Sunshine ethics and the general trends of what is happening in Florida. She commented that it was a very congenial group of people, interesting speakers and they had an update on what is happening in Tallahassee. Commissioner Seay commented that everyone had attended the CDO (certified district official) program but they have a certified district manager program which would be suited towards the management, administration and supervision people. She suggested that the Authority's staff should attend these programs to consider the possibility of becoming a certified district manager. She commented that it is a very expensive organization to be a part of but the Authority staff can attend without being a member. She commented because of the expenses she suggested sending one staff member each time and rotate the staff each year and have that person bring back the materials and report on what occurred. She suggested that it would be beneficial to the Authority financially to have a staff member and one board member attend and bring the information back. Commissioner Coppola reported attending the Port Charlotte Republican Club and the Republican Executive Committee where they were introduced as Airport Authority members. She commented on the one million passenger celebration and saw pictures in the paper and it looked like they had a good

time. Commissioner Seay commented that it was a blast and they had so much fun with the passengers. She commented that the passengers were excited and they all waited for the winner. She commented that the grand prize was a couple of nights at the Wyvern Hotel. She commented that a lot of people made prize contributions. She commented that it was a spectacular event and the Airport got some good press. Commissioner Lee commented that he had consoled a little girl because she thought she would not have her ticket called.

e) **Governmental Liaison** - Commissioner Seay thanked the State Representative Ken Roberson for his help on the Authority's Enabling Legislation Amendments and was signed by the Governor this week. She commented that the Authority is now appropriately identified as the Authority should have been in the first place and that the Enabling Legislation is in proper order. She thanked Senators Benacquisto and Detert for their support and help on the Authority's efforts. She commented on the changes to the public meetings and she stated that there were several presentations at the Special District Meeting about what is going to happen.

f) **Metropolitan Planning Organization** - Chair Herston reported that the joint conference call with the Sarasota Manatee MPO did not take place, but was addressed by Director Herrington. He reported that the next MPOAC meeting is scheduled for July 25th in Fort Lauderdale.

g) **Aviation Activities Report** - Mr. Parish reported that Avgas, Jet A and airline fuel dropped by 50% in May which is typical at this time of year. He commented that the airline fuel had picked up. He reported that the enplanements are holding steady with an increase over the previous year. He commented that there will be some cities that drop off in late summer. He reported that Allegiant Air continues to fly to eleven cities and he hopes that there will be more news shortly. He reported on vacancies in the T-hangars.

10. Attorney's Report

a) **Summary of Changes to Public Meetings** - Attorney Garrard reported that the Legislature has passed a bill giving the public the opportunity to speak on issues. He commented that he will work with the Authority's staff to draw up a set of rules for the Board's consideration as to how the public should make their comments. He commented that it should take not take hours to draw up the rules since the Authority is basically following the rules. The punitive acts says if we don't do it and don't have the rules then somebody can sue the Authority and if they prevail there are entitled to attorney's fees. Chair Herston asked if there is an effective date written into the legislation. Attorney Garrard commented that the effective date is October 1, 2013.

11. Executive Director's Report

a) **Development Update** - Mr. Quill commented that the Authority will have significant growth in Allegiant's flights this fall. He commented that the Authority has been coordinating with Allegiant and TSA staff for changes the Authority will be making before October. He commented that this will not be part of the expansion that will commence in January/February 2014. He commented that there are several steps that will be taken involving the hold room, modifications to TSA space, lease for rental car space and modification of the existing APG hangar. Mr. Parish presented a rough sketch showing the projects that the Authority is working which includes construction of the rental car parking lot and finishing the landscaping and electronics for the entrances and exits of the parking lots. He commented that the entrance roads have changed. He reported that the Authority is working with TSA on the expanded need for screening of additional passengers. He stated that the Airport does not have an inline but semi-inline baggage screening system so the Authority has to modify the belts in the baggage screening area. He commented that the biggest change would be the third lane inside the terminal. He commented that the Airport has two lanes and had an Advanced Imaging Technology (AIT) walk through machine which was given to a larger airport and the Airport will get the AIT machine back with the increase of passengers in the fall. He commented that a wall that separates the cueing from the screening area will be removed, and a private screening room will be moved to a storage closet and then add a third lane. He commented that the Authority will move the rental car agencies out of the terminal to make cueing room for TSA. He explained that the Authority will lease a building and build it out as a permanent rental car facility and will be located across the street from the terminal. He commented that a canopy will be installed and as the building expands there will be canopies going to the rental car agencies. He commented that the biggest change will be the expansion of the hold room which will be a 5 wide modular building to be installed on the ramp with canopies from the main building that the Authority will be leasing. He commented that this will hold two additional gates and the Airport will be able to operate four flights simultaneously, which will bring the Airport over capacity. There was discussion on leasing versus buying the modulares. Chair Herston asked what would be the size of the rental space for the new rental car agencies. Mr. Parish commented that the building is 3600 square feet. He commented that the Authority is working with the architects and have preliminary drawings, but no contracts have been signed. He commented that the Authority is working with the rental car agencies as to how much space they would require. He commented that they are in a 6x8 space and will go to a 10x12 space. Chair Herston asked if anything is going to be done to the outside of the building other than signage. Mr. Parish commented that a decorative canopy will be put on the front, landscaping and add lighting and parking in front. He commented that the Authority would like to differentiate the hangar from the other hangars by adding a storefront so it would not be a metal facade. Commissioner Seay commented that it is a challenge getting into the parking lots with the recent changes of the street. Mr. Parish commented that the Authority has an FAA grant for signage and the Authority has signed a contract. He commented that the signs will be a typical green with white letters DOT style signs so it cannot be confused with anything else. He commented that the signage is expensive so the Authority is going to do a phase I and see where the people get lost and then do

a phase II. Chair Herston asked if the Authority is doing anything with piping ditches with all the work that is being done. Mr. Parish commented that a ditch between the FBO and the restaurant was piped and a large dry retention pond was taken out. Mr. Quill commented that the Authority will be addressing the various steps that were discussed. He stated that this is the type of problems that airports want.

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b) **Contract Tower** - Mr. Quill commented that Mr. Parish attended the Contract Tower Workshop and Congress is appropriating a good amount for next year and he opined that there will be some changes. Mr. Parish commented that he had met with the FAA Control Tower Administrators and the staff of Senator Rubio and Congressman Rooney's office trying to explain the benefits of the Contract Tower Program. He commented that it is very cost effective program and it has been audited to be one of the few rated a B+/A-, but it is still was on the chopping block. He commented that the FAA administrator had told them that the program will be funded 100% next year and when they were asked how, the administrator told them they assume that the sequestration will go away. He commented that the Authority does not think that it is going to happen so the Authority is working with Congress to get a line item funding for the program. He commented that some airports get 100% funding and then there is a cost share program for smaller airports that pay about \$10,000 a year. He opined that the Authority will end up with a cost share for all airports which will be the Authority's fall back. He explained that the cost share is similar to the AIP projects where the Authority funds 5%-10% depending on Congress's appropriation. He commented that it is funded through the end of the fiscal year. He commented that the Authority is concerned with the Continuing Resolution and nobody in Congress or the FAA knows what is going to happen when the CR gets passed, and he opined that the chance of having a new budget is slim to none. He commented that their top priority is immigration and they are not dealing with contract towers. He commented that the sequestration cuts that were put into the original budget are in the CR and it is not known how they will fund contract towers during the CR and the Authority does not know if they will; so the Authority's push is to explain to them how it is still important. He commented that the Authority is concerned when the FAA announced to shut down the contract towers, they did it on a totally arbitrary method; they did not look at the safety management information that is required to be looked at to build a tower or to take a tower out of service. He commented that no one will confirm but multiple sources are saying that they are running an SMS on all the contract towers internally so when they close them the next time they will have the data that says it is perfectly safe.

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c) **Jump Start Report** - Mr. Quill commented that Mr. Parish attended the meetings with the airlines. Mr. Parish commented that it is like speed dating by which you put your profile in, the airlines put their profile in and you select the ones you want to meet with. He commented that the airlines do have the final say and the Authority ended up meeting with Silver, People Express, Southwest, Republic (parent of Frontier) and Cape Air. He commented that People Express is very excited about Punta Gorda. He commented that People has very small coffers and the Authority is waiting to see if they get off the ground, and if they do, Punta Gorda will be a

5 destination but don't know where they will be coming from. He commented that Silver and Cape Air are airlines struggling to make ends meet. He commented that the Authority had good conversations with Silver and Cape Air and that Silver is struggling with their routes out of Fort Myers, FL and he opined that Silver would not
10 lose money from the Punta Gorda Airport. Commissioner Seay asked where Silver flies to and from. Mr. Parish commented that they have an extensive route and that they are the old Gulfstream that flew for Continental and other airlines. He commented that they have a maintenance base in Gainesville, FL and they fly out of Sarasota, Fort Myers, the Keys, Tallahassee and a number of east coast cities. He
15 commented that Tallahassee was a bad route for them and they lost money. He commented that Cape Air flies smaller aircrafts, 19 seats and below, and they are interested, but they have contracts with airlines in Fort Myers. He commented that Republic had bought Frontier and are trying to spin Frontier off. He commented with their new management team Frontier has been profitable, and are doing things which have worked for other airlines that are making money, such as the old Southwest and Allegiant. He commented that the Authority is encouraged about the direction Frontier is going. He commented that the Authority has met with Southwest prior to this meeting and when he had mentioned it at the meeting they said then we don't
20 need to talk if you have talked to our bosses. He commented that the important outcome of this is that the Authority had gotten five meetings out of the requested fifteen meetings. He commented that Delta, US Airways, American, United and Alaska (who is interested in Punta Gorda, but are trying to figure out how to get here from Memphis) are not in an expansion mode. He commented that the airlines are still contracting the flights. He commented that he was on 9 airplanes in 20 days and there was not an empty seat. He commented that the airplanes are being filled, which
25 is their goal, and he opined that the message the Authority got from the airlines is that they are not going change.

30 **12. Old Business** – Moved to after New Business.

13. New Business

35 a) **Temporary Hold Room** - Mr. Quill requested approval of a 24 month lease with Mobile Mini for the hold room in the amount of \$89,013, and \$86,537 with Halfacre for the installation of the hold room. **Commissioner Lee made a motion to approve the lease with Mobile Mini and with Halfacre for the installation. Commissioner Seay seconded.** Mr. Parish commented that the prices are Hillsborough County School prices and they have contracts with Mobile Mini and Halfacre and the Authority is piggy backing on their contracts. Commissioner Seay wanted
40 clarification of the funding. Mr. Quill commented that it is Airport reserves funds. Commissioner Seay asked if a budget amendment would need to be done. Mrs. Cauley commented that the Authority is covered under the grant monies that came in which was not included in the budget. Chair Herston asked if it is a complete package with Halfacre for the hold room. Mr. Parish commented that it includes the canopies, the ADA ramps, doors, any fire alarm requirements and the Authority will be taking
45 their IT to get wireless and ticketing counters. **Motion passed unanimously.**

5 b) **FBO Carpet** - Mr. Quill is requesting approval to have Wayne Wiles/Hessler, the low bidder, to replace 7,000 square feet of carpeting in the FBO building. Mr. Parish commented that the carpet is similar to what is in the meeting room and the administration building. He commented that it is a synthetic fiber which does not absorb water because of its solid backing and the wear life is high. He commented that it is a product put out for schools, airports and other similar facilities and it is on State contract. **Commissioner Lee made a motion to approve replacing the FBO carpeting. Commissioner Coppola seconded. Motion passed unanimously.**

10 c) **Terminal Update** - Mr. Quill is requesting from the Board, since there is not meeting in July and because of the timeframe, for the Authority to execute contracts not to exceed \$250,000 for the modification of the new rental car area and for the TSA area. He commented that if a contract exceeds \$250,000 an emergency meeting of the Board will be called. He commented that the Authority has a layout that the Authority thinks the TSA can live with, but the Authority has not received approval from TSA. He commented that the Authority needs to move quickly because the Authority is looking at additional flights in late October and he stated that the work has to be done. Commissioner Coppola asked if the Authority is getting competitive bids. Mr. Parish commented that the Authority is going to use the existing design build contractors and they will get competitive bids for the sub-contractors and the Authority will pay a management fee to the general contractor. Chair Herston asked what would be the square footage for the new rental car area. Mr. Parish commented that 3,000 square feet of the 3,600 square feet will be under air conditioning. He commented that the Authority's budget number on the terminal is at \$45,000-50,000, but there is an architectural element put in the original building design which is supported by a wall that may have to come down changing the mechanicals and electrical, and the Authority is not sure what TSA is going to do in the baggage screening area and all this can change the budget number. He opined that the number will not be \$250,000, but closer to \$190,000 to \$200,000, but the Authority would like the wiggle room and report that it was done under budget. Chair Herston asked if it would be a singular contract. Mr. Parish commented that it would be multiple contracts. **Commissioner Lee made a motion to approve for the Authority to proceed with the car rental center and the terminal and approval to execute contracts not to exceed \$250,000. Commissioner Seay seconded.** Commissioner Coppola asked where the money is coming from. Mr. Parish commented that the money is coming from Airport reserves. Commissioner Coppola asked if the Authority anticipates building a barrier wall. Mr. Parish commented that there is nothing structural in the terminal and the rental car area is all clear span, and the Authority is building out interior space for the rental car area which a lot of that would be open. He commented that the Authority wants to make the facility look different from a hangar because it will be permanent. He commented that this gets the car rental people out of the terminal and will allow the Authority to expand faster in the future. He opined that it is the right thing to do with the rental cars. Chair Herston asked if the \$250,000 includes the design and permitting fees. Mr. Parish commented that it does. **Motion passed unanimously.**

- 5 d) **Targa Lease** - Mr. Quill requested approval for a 60 month lease with Targa for a corner unit, 60 x 60. He commented that this opportunity had opened this past week and the Authority wants to act upon it. **Commissioner Lee made a motion to approve the Targa lease for 60 months. Commissioner Coppola seconded.** Commissioner Seay commented that looking at five years on the lease which will be the rental car center, and she asked if it would be of any benefit for the Authority to purchase that building from Mr. Koth. Mr. Quill commented that it is currently under discussion. Mr. Parish commented that the Authority could not get a lease purchase agreement in two days so the Authority is leasing it and then talk about purchase agreement in the near future. **Motion passed unanimously.**
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12. Old Business

- 15 a) **Speedway Bid** - Mr. Quill commented that the Authority went out to bid on the Speedway and language was put in to allow the Authority to speed up the process if someone was interested in paying fair market value and consequently the Authority did do that when two parties were interested in paying fair market value. He commented that the Authority had received two bids, Gary LePlant, Florida Suncoast Van Lines in the amount of \$295.10 per acre per month and Haase Investments, LLC
- 20 in the amount of \$290.50 per acre per month. He commented that both entities initialed acceptance for a three year term with two one year options with CPI increase. He commented that the apparent best bid stated that he could not meet the Authority's timeframe, because the Authority is asking for a 12 month bond on the rent making sure that the party was financially responsible and three months' rent for a security deposit and last month's rent up front and he commented that the Authority is bringing this to the Board to sort through. He commented that both parties are here to tell a little about themselves. Chair Herston asked what is the acreage involved. Mr. Quill commented that it is 24.7 acres which could be adjusted depending on the
- 25 bid.
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35 **Gary LaPlant - Thanked** the Board for having him here to take a look at his bid. He explained that the reason he could not meet the timeframe was he got the email at 2:35 Friday afternoon, Father's Day week-end which asked that he have everything in place by end of day on Monday. He commented that he could not get his investors all together and everything else in a timely frame to proceed by the end of Monday. He stated that he sent Mr. Quill an email letter on Monday explaining to him that being in business as long as he has, that they would sign the lease and the amendments and the land would be discussed at a later date. He commented that he has been in

40 business for about 45 years and usually gets the lease and property in hand and have all the details before he signs the lease. He commented that if he is awarded the bid he can get within the next couple of weeks what was asked for, and his investors will want to move forward with this. He commented on how hard it was to get everything together from Friday afternoon to Monday afternoon. Commissioner Seay asked if the lease will be in the investors name or his name. Mr. LaPlant commented that it is going to be underneath his name, but has people that are helping him do this.

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5 Commissioner Seay asked who the Authority would be dealing with. Mr. LaPlant commented it would be him. Commissioner Seay asked who the investors are. Mr. LaPlant commented that he has different people who are going to join a committee they are going to help sponsor and help invest. Commissioner Seay asked what
10 assurance does the Authority have that the people that are investing, who we don't know, would be able to continue the operations and assure that they are able to pay the rent. Mr. LaPlant commented that he will honor the rent and the lease will be in his name. He commented that he is going to have investors because the track needs a lot of repairs, fencing, grandstands, restaurant equipment and everything else. He
15 commented that he has people that want to step up to help build this racetrack to a good environment and a good family track that it hasn't had and work with the Airport Authority and do things for the community and everybody wants to get involved in it. Commissioner Seay commented that she is trying to get a handle on the actual business arrangement since the Authority has had a lot of opportunities previously with persons who had investors. She asked if he personally has the ability to fulfill the requirements. Mr. LaPlant commented that he will fulfill these requirements, but he is going to have investors also. Mr. Quill asked if was going to have a corporation. Mr. LaPlant commented that it will be named and incorporated. Commissioner Seay asked if he would be executing some kind of personal guarantee.
20 Mr. LaPlant commented that he thought that is what the Security Bond is for. Commissioner Seay commented it is different. Mr. LaPlant commented that he will be signing this personally and with a corporation. Mr. Quill asked if he would be able to get a performance bond. Mr. LaPlant said he would. Commissioner Seay asked who Florida Suncoast Van Lines is. Mr. LaPlant commented that is his and moves the military troops all over the United States and all over the world. Commissioner Seay commented, I noticed on the Sunbiz website that it's been inactive since 2009. Mr. LaPlant commented it is Gary LaPlant doing dba Florida Suncoast Van Lines. Commissioner Seay asked what is he intending to do with the track. Mr. LaPlant explained that he intends to rebuild it, get it up and running, have major events for
25 stock car racing, go-cart racing and other different events. Commissioner Seay commented that one of the main challenges is the rain and the races get rained out. She commented that over the last several years the person or persons who have operated the track have only managed to open it 30 days to 35 days per year. She asked what kind and type of things is he talking about that will adequately and sufficiently sustain the kind of funds that the Authority is required to ask for. Mr. LaPlant commented if you have a race track and if you get rained out Saturday night he would just say rain check and come back Sunday morning and go racing at noontime that way you can get the race in and everybody in the community is making money, racetrack is making money and everyone if making money, you have an
30 alternate plan. Commissioner Coppola asked if there is heavy rains on a Saturday night is the track okay to race Sunday morning. Mr. LaPlant commented you may have to dry it out. He commented on if it rains at 6-7 o'clock it takes roughly about an hour to dry the track off with the blowers and things so you can go racing but you have to worry if you can get all the races in by curfew. Chair Herston asked him to briefly talk about his experiences and successes in the racing business. Mr. LaPlant commented that he has worked for all the tracks in the state of Florida promoting
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different things. He has been a sponsor at other tracks in the state of Florida with one of his businesses at one time or another and different owners have called and asked his opinion if some things would work on that track. He commented that he was the manager when Mr. Diehl was here. He explained that he did promotions then he ended up in helping out with the financial end of it when he fell kind of short. Chair Herston asked what quality will the track end up when he is done with his rebuilding plans. Mr. LaPlant commented in excellent condition. He commented that he has already priced the catch fence, grandstands, either on a rental or a purchase and the restaurant equipment and has an electrician on board to do whatever needs to be done to get it in shape. Chair Herston asked how long it would take to get it up and running. Mr. LaPlant commented he anticipates sometime September or October depending on when the lease gets signed. Mr. Quill asked if he can pay the four months' rent upfront and the performance bond when he signs the lease. Mr. LaPlant stated he could. Mr. Quill asked when he would sign the lease. Mr. LaPlant commented within a couple of weeks we can get it together if he is awarded it. He commented that he wants to discuss what property he wants and the rest of the problem with parking as far as the rain. He would like to have that discussed on how to rectify that problem and work together making the parking lot better. Mr. Quill asked if he is asking the Authority to spend money. Mr. LaPlant commented that his is talking about working together to get it done. He commented that doesn't really make any difference how, if it is the Airport or him, the problem needs to be addressed no matter if he wins the bid or anybody else. Chair Herston asked Mr. Parish to refresh his mind on what needs to be done. Mr. Parish commented that during heavy rain cycles the area that they use for parking has always been a very wet area. With the construction of Piper Road there is now a drain, that's part of the Pieper Road drainage system, but there is no conveyance from the parking area to that drain. So the County has agreed to truck 150 truck-loads of dirt into the area to fill it and the Authority has agreed to give the dirt from the Authority's stock piles, it just has to be re-worked. Chair Herston commented, so we are going to bring it up approximately 6 inches to a foot. Mr. Parish opined that it needs to go from about a foot in the back to the drain that is in the upper north northeast corner of the parking area. Chair Herston asked if it will be somehow stabilized. Mr. Parish commented some organics need to be removed and then put the dirt down and seed it. There was further discussion on the fill for the parking area. Mr. Parish commented that he did not want to design their parking lot; it would need to be done by the tenant. Commissioner Coppola commented that she did not like the terminology "a couple of weeks"; she would like to have an exact time. Mr. LaPlant commented two weeks from today. Commissioner Lee asked what kind of other means are you going to use to obtain revenue. Mr. LaPlant commented they could do a number of things such as, a once a month flea market, he has a gentleman that's in St. Pete that has racecars that he rents and he's always wanted to work with a track to have a driving school, a go cart program, events with motorcycles, a school for mechanics and open up businesses to the racing community. Commissioner Lee reminded him he will need insurance for all these programs. Mr. LaPlant said he understands that. Chair Herston asked the requirements thresholds on the insurance. Mr. Quill believed it is \$2,000,000 liability. He commented that in the past, one of the owners had race by race

insurance. He preference would be you get a policy includes a list all the activities that he would be doing. Commissioner Coppola asked Attorney Garrard where the Authority's liability begins and ends as far as this situation. Attorney Garrard commented, anytime anything happens out here we are always joined as a party even though we are not liable. Commissioner Coppola commented, so then it would be up to us to make sure all this insurance is definitely in place. Mr. LaPlant commented that with a full years policy and you get rained out you still have to pay for that night, but if you have race to race and get rained out you don't have to pay that night's insurance. Mr. Quill commented that is very hard from a landlord standpoint. Commissioner Seay asked if he is talking about contracting with some of the companies he is talking about directly or is he looking at a sub-lease, what kind of business arrangement are we looking at. Mr. LaPlant commented that there wouldn't be anything put on the property when there was a school and everything else, they would rent other buildings elsewhere and if they wanted to test and tune the cars then he would lease them the track to test and tune. Mr. Quill commented that a lease would require the Authority's approval and we need to know specifically what activities are going to take place and address that in the lease. Commissioner Seay commented, so without knowing all the kinds and types of things that are going on it makes it a little bit more challenging. Commissioner Coppola asked if they have enough information here or is this just for exploratory possibilities. Commissioner Seay commented the Board has an opportunity to talk to the other bidder too. Mr. LaPlant commented that per the lease and everything, it says insurance must be for what they put on and the lease says \$2,000,000 liability insurance that covers any racing event that goes on. Mr. Quill was concerned if someone should slip and fall. Mr. LaPlant commented it's all spelled out on the insurance policy. Chair Herston asked Mr. LaPlant if he turned in a business plan. Mr. LaPlant commented that he did. Chair Herston asked Mr. LaPlant if he had anything else to say or questions. Mr. LaPlant commented, no, that he is a fair candidate for the building and has done some research for anybody else who wants to join hands to be a sponsor of the track and be part of the racing community. He commented that the drivers happy that they will get the track back and looking forward to going back to racing here soon. Chair Herston asked if Mr. LaPlant, in his opinion, has the connections in the racing industry to really make this a success. Mr. LaPlant commented that he can plus a lot of people want to hate the different owners but the majority of the racing community would love to come to Port Charlotte. He commented that he has traveled to different racetracks and different racetracks promote a little differently. He thanked the Board.

James Haase - Commented that he is with Haase Investments LLC. Chair Herston asked who Andrew and Aaron are. Mr. Haase commented that they are his sons. Commissioner Seay commented that he is from Indiana. Mr. Haase commented he is coming from Indiana but is originally from Washington State. Commissioner Seay asked him to tell them a little bit about what his plans are for the racetrack property and how he intends to fund and operate it. Mr. Haase commented that obviously racing is going to be a big part of it and that's what it's there for, but they are also looking at putting on other events such as concerts, circuses, fairs, flea markets, as Mr. LaPlant spoke about, car shows and a wide variety of things. He commented that

his sons are heavily involved with what is called the flow tour which is a flow boarding. He explained it is a self-made wave where they surf and have regional and national competitions as well and it's a portable unit and this would be completely different. He explained they don't have a venue anywhere on their tour that would
5 allow for the seating capacity that the track has. He explained that there are two flow riders in the Miami area, one in the Clearwater area, one in Orlando. He opined that they would come in for that kind of a competition here. He commented that he has also have been in contact with a promoter who is looking to do a TV reality show based on racing. He hasn't gotten into great detail on that, but he is looking for a
10 track where he can come in and rent space for a five week period of time over the course of a year to do filming and so on. He commented that that they have a wide variety of stuff that they're looking at and they believe that they cannot be just solely dependent upon the racing aspect. He opined that one of the things that most of the tracks get themselves into trouble with is that is all they do is race and like you said; when it rains you can't race. Commissioner Seay commented, you've seen the current
15 condition of the track and you know that it's going to need a lot of work things like grandstands and so forth, how are you planning to get that up and running and how long do you think it might take for you? Mr. Haase commented he is looking, to do it right, it could take anywhere up to six months. He commented that the snowbirds are coming back in October and November and those are prime months for operating. He commented that until they really get in and start tearing things apart with the electrical and some of those kinds of things; it is a little difficult to say from a 45
20 minute walk through. He commented that his company has taken properties that have been somewhat destroyed or the businesses have been run down and brought them back. Commissioner Seay asked him to comment a little bit more about his company. Mr. Haase explained that they started it about 6 ½ to 7 years ago and Indiana was really hit hard with the economic downturn and there were tons of properties that were coming up on the market at greatly reduced prices so he started looking at it as a way, basically as a way to fund my retirement program. He commented that he has
25 always had a knack for buying properties, rehabbing them and then turning around and selling them, not necessarily flipping them, but selling them at a later date, so they started buying up properties that were in dire need of repair and with the idea that they could run some sort of a business out of them. He commented that it wasn't so that they could flip them because again right now is not a time to flip our properties. He explained what some of the types of properties they own. He commented that the speedway is a mess and it needs to be gone through and brought
30 back to where it was at one time. He commented that he thinks there is a venue that is equal to anybody in the area and it would be quite a nice facility if it's brought back to where it should be. He explained that the vast majority of it is coming out of his pocket. He does not have investors and the Authority would be dealing with him. He commented that he controls the checkbook. Commissioner Seay asked him to tell the Board little bit about his experience with racing, racetracks. Mr. Haase commented that his experience with racing is from the other side. He started out many years ago turning wrenches. He commented that he grew up on a farm you learn how to how to
35 fix a lot of stuff and he got involved with mini-sprint and sprint cars, dirt racing up in Washington many years ago. He explained that a few years later he moved down to

5 the North Carolina area where he got involved with some guys that were running
legend cars again just turning wrenches. He explained that his son runs legend cars
and his background has been on the other side of the track not necessarily running it
from the management side, but they also know from being on the other side what it's
10 like dealing with managers and promoters who cut the purse. He commented that they
want to take what they've learned and apply it to the business side of it as well. He
commented that in their business plan they really promote a win win situation. He
commented that they have some really innovative things that they can do with the
track that haven't been done for any of the short tracks. He commented that when you
15 go to the big tracks you'll find the big jumbotrons. He commented that he likes that
from the spectator's standing point but, from the business side of it, it would be
impractical for a small tracks so they have come up with a way that they think they
can do instant replays with people on all their smart phones and have it up and
running within about two minutes of the actual event, whatever it is, whether it's
20 somebody winning the race or some spectacular move or whatever. He commented
that with Wi-Fi systems and everybody has smart phones anymore so we're thinking
we might capitalize on that with the social media stuff and which we'll do a lot of
advertising there and see what happens. Commission Seay commented on Mr.
Haase's proposal being pretty extensive and he talks a good bit about the marketing
and the promotions and advertising that he is going to be doing and the fact that he is
25 incorporating the social media is good. She commented that she knows how
important that can be if it is done properly. She asked if he could tell the Board a little
bit of what kind of marketing he will be able to do and what promotions to make this
track able to pay the rent on a regular basis. Mr. Haase commented that they won't
be just racing but that will get the name out in the community and a lot of people
30 know about the track. He commented they have just got to get the name out there and
start getting people to come in the door, whether it's with a free ticket or they get
them hooked up on social media sites or they come for a another event, flea markets
for example. He commented that one of his son's entire job is going to be the
marketing, and the other to do social media, computer stuff. He commented that they
are a team approach and each one of them has strong suits. He explained that his
35 older son is going to be handling marketing as far as trying to find sponsorships with
companies with the different corporations, etc. and they plan on utilizing everybody
locally as far as all the products that they are purchasing. Commissioner Seay asked
Mr. Haase if he was living down here. Mr. Haase commented that he will be and that
his sons are both in Bradenton right now. He commented that he is in the process of
trying to find a place to live down here. He explained that he and his sons are all
40 moving into the area one way or the other. He explained that he works in physical
therapy on the side so there seems to be plenty of jobs down here. Chair Herston
commented that it's quite an extensive package and it appears you tried to attempt to
buy another track. Mr. Haase commented that what got them started at looking at
tracks was the DeSoto track. He explained that they were in line to purchase it and
were about three weeks away from closing when a deal got made behind the scenes.
45 He commented that they had already scouted the speedway down here. They were
looking to see what they were doing well, what they weren't doing well and where we
could make improvements at the DeSoto track. He commented that since that didn't

work out he and his sons got together and figured that the lease is going to open up
down here because they are not going to try to run both so, here they are. Chair
Herston asked if staff had a recommendation on the two. Mr. Quill commented that
he was not sure if staff does. He commented that the Authority's main concern is
5 there is so much coming on the aviation side he wanted to minimize any investment
into the facility that we see that as an interim use, however, we don't see the economy
picking up the next three years so we don't see another use for it on the horizon. The
dollars are about the same from both parties and don't feel strongly one way or the
other. Chair Herston commented that Mr. Haase wants to start his lease nine months
10 or the day of his first race whichever comes first, how does that compare to the other.
Mr. Quill commented staff had assumed that the money, the deposit and the
performance bond, would come in upfront, but no actual rent other than that would be
paid for nine months to be able to get them going. Mr. Haase commented that was
what he was told so that is what he used. Chair Herston commented that he has in
15 there "or whenever your racing starts". He asked if they are looking for September or
October on racing or was that just some of the other type features. Mr. Haase
commented that they can get the other things going much sooner than that but the
racing is going to take a bit of time. He commented that safety is his big concern so
they want to make sure that they have everything set and ready to go before we even
20 start talking about racing one night but they can start utilizing some of the other
things sooner than that. Mr. Parish commented that the nine month term or fist race
was something staff put in the original bid proposal allowing the successful bidder to
make some money during the period that it's going to take to get the track back up
and running as a track. Commissioner Seay asked if they would be allowed to do
25 other kinds of activities out there. Parish commented that we didn't want to give them
an unlimited period. The nine months is similar to what we have given to other
tenants that have a build-out. Commissioner Coppola asked if it is difficult to
schedule races with so many other racetracks in the area and how do they get certain
people to come on the dates that they want that is not in conflict with somebody else.
30 Mr. Haase commented that sometimes tracks will work together so that they are not
scheduling the same classes on the same nights. Commissioner Coppola asked how
they heard about this track being available. Mr. Haase commented that they were
already scouting the track when they were looking to buy the DeSoto track, and they
had been down a number of times to watch races. He commented that one of the
35 things they had caught their eye was they had great customer service with their
people, great customer service which we want to continue. Commissioner Coppola
asked if they would be on site. Mr. Haase commented they would be there daily.
Commissioner Coppola asked about his sons. Mr. Haase commented that they would
be there every day for however many months it takes us to get it running.
40 Commissioner Seay commented on the current condition of the track and that for
anyone to say that they would be able to get that up in running in short order is
unrealistic and the idea of having it done properly and get it done right before starting
the racing appeals to her. She commented from the Airport standpoint they want to
make sure that it is a fully capable of proper operations and making sure that the
45 investment is to a level that will support that track and whatever he is intending to do
with its use, above and beyond a racetrack, the Authority wants to make sure that he

5 can afford it and it's not a shoestring budget. She asked Mr. Haase if he had seen the track and there is a lot of work that needs to be done. Mr. Haase commented that he has been there. She commented more on the condition of the track. She asked what the Board's options are. Mr. Quill commented it is lease to one of these parties or go back out to bid. Chair Herston asked to look at the other bidders. Mr. Quill commented that there were only two bids. Commissioner Lee commented that with the present condition no insurance company would insure them, so they would have to do all that work and then be re-inspected until they could get a green light to open the doors, but it's a long process. Mr. Haase commented that they can get insurance for the things other than racing and that won't be a problem and they are not going to insure them for racing until they have all the safety equipment properly installed. He commented that they won't even fathom the idea of running if it is not safe. He commented that they are looking at it year around. Chair Herston asked why doesn't the Board write these in one and two and give let staff have our authorization to negotiate with number one and if that falls through go to number two. Commissioner Seay commented that we've heard presentations from two bidders that have come up with some ideas. **Commissioner Seay made the motion to request staff to proceed with the final negotiations with Haase Investments, Mr. Haase, and failing that to proceed with Mr. LaPlant, and if we could also further authorize Mr. Quill to sign the appropriate contract. Commissioner Lee seconded.** Commissioner Coppola asked Mr. Haase that with the different events that he has planned would he be giving the Authority a list of those and would the Authority have the ability to approve or disapprove. Mr. Haase commented that would be fine. Commissioner Coppola commented that she just wanted to make sure that nothing would come in that would make the community say "whoa". Mr. Haase commented that if there was something that the Airport did not want us to do he would have no problem with that and would be more than fair. Chair Herston commented that after staff negotiates these leases the Board usually gets them back to the Board and we vote on them. Commissioner Seay commented after the lease is signed it comes back to the Board for final approval and that presents an awkward problem since there will not be a meeting in July. She asked if a special meeting could be called for the purposes of approval of whatever lease it is. Chair Herston asked if that is an amended motion. Commissioner Seay commented that we can amend but then we can make a motion on a time to meet. Mr. Quill asked if the Board wants staff to negotiate something and bring it back to a special board meeting. Commissioner Seay commented that since we are in the discussion stage and know what the terms are and there may be some minor tweaking. It is based on what the bid was. She asked can we not authorize Mr. Quill to sign it based on that information. Mr. Quill commented that typically Chairman signs it. **Commissioner Seay amended her motion to allow the Chairman to finalize and execute the lease following the negotiation process by...the assurance of the fulfillment of all the obligations, the bond and whatever deposits.** Chair Herston commented, it sounds to me like the same motion we had, so we have a motion and a second, any further discussion. **Motion passed unanimously.** Mr. Haase thanked the Board. Chair Herston commented that both bidders were good.

14. Citizen’s Input

5 **Jim Kaletta** - Informed the Board that for the last six years the CAP had a ground school for the cadets and this year he participated which was in Sarasota. He commented 22 members of the cadet program attended and seven of them were from Charlotte County. He commented that the top three came from the Charlotte County Squadron and the top cadet received a \$1,000 scholarship and the second cadet received a \$500 scholarship to learn how to fly. He commented that the Charlotte County Squadron has had one or two cadets that were able to get their private pilot certificates in the last six years. He 10 explained that the ground school is held for one week from 8:00 a.m. to 6:00 p.m. where the cadets go through every phase of the private pilot’s written exam. He commented that there will be a Wings program held at the EAA facility in August and the topic will be stand down, which is a safety deal. He commented that the exercise for hurricanes was held and it came out perfect. He commented that everybody was very enthused and 15 waiting to be dispatched in the event a hurricane hits this state. He commented that the CAP is working in Oklahoma where there were tornadoes.

20 **Bob Toth** - Asked if the revised noise abatement has been put in place, and if the word “voluntary” has been removed from the procedures. Mr. Quill commented that the Authority is in the process of removing the term “voluntary” from the procedures. He commented that the air traffic control tower is trying to lessen the exposure to noise. He commented that the Airport will always create noise but about two-thirds of the time the airliners come straight in from the north and depart straight out. He commented that the issue has been raised when the airlines have to swing around to the southwest to land or if 25 they have to take off to the southwest. He commented that the tower chief is working on some informal items with FAA to try to tweak the track to lessen the exposure. He commented that as airports go this Airport is relatively quiet and the Airport’s noise contours to not leave the Airport, and he commented that it doesn’t mean you won’t hear noise. Mr. Toth thanked everybody on the Board and stated that they are doing a great 30 job.

35 **Harry Lake** - Thanked the Board for the way they took care of the racetrack situation and he opined that the two presentations were very good and that both individuals are qualified. He opined that the right choice was made and he appreciated that there was not a lot contingent and complaining about past or future owners. He commented that it was done in a professional manner and he appreciated it.

15. Commissioners Comments

40 **Commissioner Lee** - Commented that he has said enough and thanked everybody for coming and sitting through the long meeting.

45 **Commissioner Seay** - Thanked Mr. Haase and Mr. LaPlant for the efforts that they put in moving forward on getting the track back in place and she appreciates the work they both did. She congratulated Mr. Haase on winning the bid and she hopes it works out, and if not Mr. LaPlant is right behind. She commented that the track is a very important aspect

5 to her and she is very happy that the Authority is moving forward. She thanked the staff for the extraordinary effort they put in creating, drafting, putting it forward and listening to all the input on all sides, and she appreciated the work that they did. She commented that the Board should make sure that staff attends future FASD meetings which she opined is tremendous. She commented that a lot of things are going on and to keep going with the airlines.

10 **Commissioner Coppola** - Commented that she agreed with everything that Commissioner Seay had said, and she stated that she can say that in the Sunshine, which they learned about at the special districts meeting. She thanked Mr. Haase and Mr. LaPlant for their presentations which were very professionally done and she looks forward to seeing the racetrack up and running and the success we know it all can be. She commented that she appreciated the memo that Mr. Thompson had sent about working with different airlines on behalf of our Airport. She commented that she was in
 15 a beautiful little airport in Brunswick, GA which services one airline and she commented that it was a beautiful little place, bright, airy, aquariums, plants and just a beautiful little place. She commented that she will bring information on their displays on different businesses that they have there. She thanked everybody for the one million passenger event which was a big success and she apologized for not attending because she was out
 20 of town.

Chair Herston - Agreed with everything that Commissioner Seay has said. He commented that it was good to see everybody especially Mrs. Worth-Dugan. He commented that the presentations were very good from Mr. Haase and Mr. LaPlant and
 25 looking forward to working with them.

16. Adjournment

30 Meeting adjourned at 11:07 a.m.

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 James W. Herston, Chair

 Kathleen Coppola, Secretary/Treasurer