



CITY OF FORT LAUDERDALE

**AVIATION ADVISORY BOARD MEETING MINUTES
FORT LAUDERDALE EXECUTIVE AIRPORT
RED TAILS CONFERENCE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
THURSDAY, JUNE 27, 2024 – 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/2023 - 6/2024	
		Present	Absent
Mark Volchek, Chair	P	6	1
William Gilbert, Vice Chair [via Zoom]	P	6	1
David Ash	P	5	2
Kelly Gordon	P	5	2
Dr. Jeff Johnson	P	6	1
Dr. Ed Kwoka	P	6	1
Robert Laughlin	P	7	0
Kevin Macelhaney	P	6	1
Valerie Vitale	P	6	1
John Vratsinas	P	6	1
Non-Voting			
Commissioner Marlon Bolton	A	4	3
Jeff Helyer, City of Oakland Park	P	6	1

Airport/City Staff

Rufus A. James, Airport Director
Carlton Harrison, Assistant Airport Director
Khant Myat, Project Manager II
Chelsea Jones Finley, Airport Programs Manager I
Angelia Basto, Senior Financial Administrator
Miguel Laca, Financial Administrator
Linda Blanco, Senior Administrative Assistant
Ronald Aristide, Airport Maintenance Technician
LaTorrance Garrett, Intern

Others

Travis Werth, JM Family Enterprises
Debbie Puia, Lofts of Palm Aire
Patrick Madden, Coral Ridge Isles Civic Association
Barbra Stern
Marshall Myles, FXE Jet Center
Alexander Rivera, FXE Jet Center
Tony Sherbert, Sheltair
Johanna Carter, Sheltair
Jon Tonko, Banyan Air Service
Ignacio Martinez, W Aviation

CALL TO ORDER

Chair Volchek called the meeting to order at 1:33 p.m.

ROLL CALL

Roll was called and a quorum was determined to be present.

Motion made by Mr. Vratsinas, seconded by Dr. Kwoka, to allow Mr. Gilbert to attend the meeting via Zoom. Motion passed unanimously.

APPROVAL OF MINUTES

- **April 25, 2024**

Motion made by Mr. Laughlin, seconded by Mr. Ash, to approve the minutes of the April 25, 2024, meeting as presented. Motion passed unanimously.

ELECTIONS

Mr. Macelhaney, seconded by Mr. Gilbert, nominated Mr. Volchek for Chair. Mr. Laughlin nominated Dr. Kwoka but there was no second. In a roll call vote, Mr. Volchek was elected unanimously.

Mr. Ash, seconded by Mr. Laughlin, nominated Dr. Kwoka for Vice Chair. Chair Volchek, seconded by Mr. Vratsinas, nominated Mr. Gilbert for Vice Chair. In a roll call vote, Mr. Gilbert was elected with 6 votes and Dr. Kwoka received 3 votes.

Dr. Kwoka stated his support for Mr. Gilbert.

VOTING ITEMS

1. Minimum Annual Lease Rates and Real Estate Brokerage Commission

Mr. James provided a presentation and recommended a minimum aviation lease rate of \$0.65 per square foot, with annual CPI adjustments, periodic fair market adjustments, a maximum term of 30 years, and no brokerage commission paid on leases of Airport property. He also recommended a minimum lease rate for non-aviation property consistent with FAA guidelines, with annual CPI adjustments, periodic fair market adjustment escalations, and a maximum term of 50 years; based on MAI appraisal established within six months of the effective date of the lease agreement or such period as approved by the FAA.

Motion made by Mr. Laughlin, seconded by Ms. Vitale, to approve staff's recommendation regarding Minimum Annual Lease Rates and Real Estate Brokerage Commission. Motion passed 8-1 with Mr. Vratsinas opposed.

2. Transition from Aviation Gas to Aircraft Unleaded Fuel Initiative

Mr. James provided a presentation and recommended the continued implementation of sustainable practices at the Fort Lauderdale Executive Airport. This will support the Eliminate Aviation Gasoline Lead Emissions initiative and promote programs for a safe transition to aircraft unleaded fuel for piston-engine aircraft by 2030.

Motion made by Mr. Vratsinas, seconded by Dr. Kwoka, to approve the staff recommendation. Motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Jones Finley reported that in April, there were four aircraft exceeding the recommended limit of 80 decibels at Noise Monitor 2 on Runway 9, one of which had generated three noise reports from the community. There was a total of 57 noise reports from eight households in April. In May, there were two aircraft exceeding the recommended limit of 80 decibels at Noise Monitor 2 on Runway 9, one of which had generated two noise reports from the community. In May, there were a total of 38 noise reports from 11 households.

Ms. Jones Finley reported Noise Monitor 1 was up and had electricity. It worked for one day but there was a technical issue that they anticipated would be resolved in a few weeks.

Dr. Kwoka said he spoke with Commissioner Herbst and Mr. James regarding appointing a representative from The Lofts of Palm Aire to the Board. He recalled he made a statement at a previous meeting that offended residents and said his remark was “based purely on aviation and lacked consideration for the fact that these are their homes.”

B. Development and Construction

Runway 9 Run-up Area Relocation and Southend Taxiways Project

Mr. Harrison said they were now in Phase 4 and paving the areas between Taxiway Alpha 1 and Taxiway Alpha 3. Next week they would begin Phases 5 and 6 which would close Taxiway Echo between Echo 2 and Echo 5 [one at a time].

Taxiway 31 Bypass Project

Mr. Harrison stated this project began on April 8 and all work was being done at night. The Taxiway should be open in the next 30 days for regular use.

Operational data was included in the Board’s packet.

C. Arrearages

Mr. James reported there were no rent or fuel flowage arrearages to report.

D. Communication to the City Commission

None

E. Other Items

Mr. Laughlin asked about the JM Family Automotive lease agreement they had discussed in February and Mr. James said they were still in discussions with W Aviation.

I. Runway 9-27 Rehabilitation Project Update

Mr. Myat reported the construction contract should be awarded in September and the mobilization is expected to begin shortly thereafter. The primary scope of the project is to mill and resurface Runway 9-27, electrical work, runway grooving, and work at the intersections to match the new runway elevation. The construction would require the full closure of Runway 9-27 and partial closure of Runway 13-31.

He referred to the closure schedule:

Phase 1 to 3:

- Runway 9-27 -Closed for 24 hours for ten consecutive days.
- Runway 9-27 and Runway 13-31 – Closed for 24 hours for three consecutive days. This closure is within the ten-day closure.

Phase 4 to 6:

- Runway 9-27 Closed nightly for 51 days; 30 days after completion of Phase 3.
- Runway 9-27 and Runway 13-31 - Closed nightly for two consecutive weekends. This closure is within the 51-day closure.

Mr. James said the Airport had a 10-day closure of the runway in 2004 and it is now at the point where it required repaving. Dr. Kwoka inquired as to whether this would coincide with the construction of the 1,000-foot extension and Mr. James replied that it would not. They would schedule the closures not to coincide with the busy season even if this meant postponing the work.

Dr. Kwoka was adamant that this had been done in the last five to six years, but Mr. James said this was not the case.

Mr. James announced that the Runway Safety Action Team would be visiting on July 16.

Mr. James wished everyone a happy Independence Day.

Mr. James introduced summer high school intern, LaTorrance Garrett from Dillard High School.

II. Public Comments

Patrick Madden, Airport and Noise Liaison for Coral Ridge Isles Civic Association, thanked Ms. Permanan for treating them as stakeholders in the process of getting their noise monitor working. He said his neighborhood association would appreciate a seat on the Board. Mr. James pointed out that Mr. Laughlin and Dr. Johnson represent District 1 on the Board so they can reach out to them if they have any concerns.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 2:42 p.m.

NEXT SCHEDULED MEETING DATE: Thursday, July 25, 2024, at 1:30 P.M.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.