

SEPTEMBER 12, 2011

The Joint Meeting of the [Board of Port Commissioners](#) of the Lee County Port Authority, with the Airports Special Management Committee, was held on this date in the Training Facility at the Southwest Florida International Airport (SWFIA), with the following members present:

LEE COUNTY PORT AUTHORITY

Frank B. Mann, Chairman
 John E. Manning, Vice Chairman
 A. Brian Bigelow
 Ray Judah
 Tammara Hall

AIRPORTS SPECIAL MANAGEMENT COMMITTEE

Joe Burgess, Chair
 Noel Andress, Vice Chair
 Anu Lacis
 Fran Myers
REGIONAL MEMBER(S)
 Representing Charlotte County,
 Brigadier General Rufus Lazzell (U.S. Army Retired)
 Representing Collier County, Jeffrey D. Fridkin

ASMC MEMBER DANIEL J. BAGGOT WAS ABSENT FOR THE ENTIRE MEETING.

ON FILE IN THE MINUTES OFFICE: PROJECT UPDATE REPORTS FOR MAY AND JUNE 2011; PROCUREMENT STATUS REPORT AS OF JUNE 20, 2011; PASSENGER COMPARISON REPORT FOR 2010/11-Q2; AND SEAT AND FLIGHT COMPARISON REPORT FOR JUNE & JULY 2011 vs. 2010.

The Chairman called the meeting to order at 9:30 a.m. The Invocation was given by Dr. Wayne Robinson, All Faiths Unitarian Congregation, followed by the Pledge of Allegiance.

PRESENTATIONS

Julie Barkley, Campaign Manager for [United Way of Lee, Hendry and Glades Counties](#) presented an award to Lee County Port Authority for their 2011 fundraising campaign. Chairman Frank Mann and Port Authority Executive Director Bob Ball accepted the award on behalf of the employees, and extended comments of appreciation for their generosity.

9:30 A.M. AGENDA ITEM - Public Comment on Agenda Items
 Consent (C) and Administrative (A)

C4(f) – Attorney [Beverly Grady](#), of the Roetzel & Andress Law Firm, representing the property owners, spoke in support of the item.

The following are Consent Agenda items that each Board member wished to have discussed:

- Commissioner Manning - None
- Commissioner Hall- None
- Commissioner Mann – 4(b) and 4(e)
- Commissioner Judah – 4(d), 4(g), and 4(i)
- Commissioner – Bigelow – 4(g)

CONSENT AGENDA

1. COMMUNICATIONS

[\(a\)](#) Approve Minutes for the following meetings of the Board of Port Commissioners:

June 27, 2011 (Joint Port)

What action accomplishes: Approval of the Board Minutes, pursuant to Florida Statute 286.011.

Term: N/A

Funding Source: N/A

Management Recommendation: Approve.

Commissioner Hall moved approval, seconded by Commissioner Manning, called and carried.

2. COMMITTEES AND BOARDS

No requests received.

3. LEGISLATION

No requests received.

4. BUDGETING, PURCHASES, CONTRACTS AND AGREEMENTS

- (a) Approve waiving the competitive solicitation process and expenditure of \$90,492.00 to Altel Systems Group plus contingencies to upgrade the midfield terminal Announcement Control System hardware and software manufactured by IED for a total amount of \$99,541.00.
What action accomplishes: Provides new hardware and upgraded software for the Announcement Control System.
Term: N/A
Funding Source: General Airport Operating Revenues collected during the normal operation of the Southwest Florida International Airport, Account Number VF5132541200.3190, Information Technology.
Management Recommendation: Approve.

Commissioner Hall moved approval, seconded by Commissioner Manning, called and carried.

- (b) Approve a [Lease Termination Agreement](#) with Gulf Coast Technology Center, Inc.
What action accomplishes: Terminates ground lease.
Term: N/A
Funding Source: N/A
Management Recommendation: Approve.

PULLED FOR DISCUSSION

Administration Deputy Executive Director Ben Siegel responded to a request by Commissioner Mann regarding a report on future plans for the subject property, and advised that vacating tenant Gulf Coast Technology would be foregoing a credit deposit of \$100,000.00 as a result of their lease termination, and the land will come back to the Port Authority. Commissioner Judah extended thanks to the Madden Group for their earnest efforts and moved approval, seconded by Commissioner Manning, called and carried.

- (c) Approve a Real Estate Broker Compensation Policy.
What action accomplishes: Establishes policies and procedures for the compensation of real estate brokers who successfully procure tenants of Lee County Port Authority properties.
Term: N/A
Funding Source: N/A
Management Recommendation: Approve.

Commissioner Hall moved approval, seconded by Commissioner Manning, called and carried.

- (d) Award RFB #11-23, Purchase of Unleaded and Diesel Fuel for the Lee County Port Authority to Evans Oil Company, the lowest, most responsive, responsible bidder.
What action accomplishes: Awards RFB #11-23, Purchase of Unleaded and Diesel Fuel for the Lee County Port Authority to Evans Oil Company.
Term: N/A
Funding Source: General Airport Operating Revenues collected during the normal operation of Southwest Florida International Airport and Page Field, Account WJ5100041200.505210 Fuels and Lubricants, contingent upon approval of the FY 2011-2012 Operating Budget.
Management Recommendation: Approve.

PULLED FOR DISCUSSION

Aviation Deputy Executive Director Peter Modys responded to a request by Commissioner Judah on the status of purchase of biodiesel fuel from FL BioFuels, and advised that the Port Authority is not locked in to any individual supplier. Commissioner Judah moved approval, seconded by Commissioner Manning. Following a suggestion on the use of cooking oil from terminal food vendors by Commissioner Bigelow, the motion was called and carried.

- (e) Accept a state grant from the [Florida Energy and Climate Commission](#) for \$500,000.00

towards the installation of a solar photovoltaic system at Page Field.

What action accomplishes: Accepts a \$500,000.00 state grant for the installation of a solar system at Page Field.

Term: N/A

Funding Source: N/A

Management Recommendation: Approve.

PULLED FOR DISCUSSION

Development Deputy Executive Director Mark Fisher responded to a request by Commissioner Mann on a recent erroneous news article reporting a 20-year solar technology payback at the Page Field Terminal complex. Mr. Fisher explained that the timeframe is actually closer to 9 years, and agreed to provide a report on the realized energy savings going forward. Commissioner Manning moved approval, seconded by Commissioner Judah. Following further brief comments, the motion was called and carried.

- (f) Approve a [Letter of Release](#) from the Federal Aviation Administration for an access roadway connection to BHG/Treeline for the Aloia development parcel.

What action accomplishes: FAA is allowing the release of land out of the airport inventory for a median opening and turn lanes along Treeline Avenue to provide access to the Aloia parcel for fair market value payment of \$80,400.

Term: N/A

Funding Source: N/A

Management Recommendation: Approve.

Commissioner Hall moved approval, seconded by Commissioner Manning, called and carried.

- (g) Accept a state grant by adopting a Resolution authorizing the execution of a [Joint Participation Agreement](#) (FM Number 410811-1-9402) between FDOT and the Lee County Port Authority to be used towards the design and construction of the South Road Realignment and Perimeter Road projects at Page Field.

What action accomplishes: Provides state grant funding towards the South Road Realignment and Perimeter Road projects at Page Field.

Term: N/A

Management Recommendation: Approve.

PULLED FOR DISCUSSION

Commissioner Judah moved approval, seconded by Commissioner Manning. Commissioner Judah commended Port Authority Executive Director Bob Ball on the accomplishment of such an important endeavor. Development Deputy Executive Director Mark Fisher responded to an inquiry by Commissioner Bigelow on the grant funding, and advised that groundbreaking is anticipated to be spring of 2012 with completion by June 2013. The motion was called and carried.

RESOLUTION NO. PA11-09-14

- (h) Rank submitted responses to LOQ 11-14 for Design Services for the Rental Car Area Relocation at the Southwest Florida International Airport, and authorize staff to begin contract negotiations with the top ranked firm.

What action accomplishes: Competitively selects a consultant to design the relocation of rental car areas at RSW.

Term: N/A

Funding Source: N/A

Management Recommendation: Approve.

Commissioner Hall moved approval, seconded by Commissioner Manning, called and carried.

- (i) Rank submitted responses to LOQ 11-15 for Construction Management/General Contracting Services for the Rental Car Area Relocation at the Southwest Florida International Airport, and authorize staff to begin contract negotiations with the top ranked firm.

What action accomplishes: Competitively selects a consultant to provide construction management/general contracting services for the relocation of rental car areas at RSW.

Term: N/A

Funding Source: N/A

Management Recommendation: Approve.

PULLED FOR DISCUSSION

Commissioner Judah, and later Commissioner Hall, expressed concern on the selection of a non-local firm over three local presenters, and the ASMC members provided their recommendations. Following response by Development Deputy Executive Director Mark Fisher on the scope of the project, Commissioner Judah moved to approve the second ranked firm, Manhattan Kraft, a local company, seconded by Commissioner Hall. Commissioner Mann spoke in favor of adopting a policy on local business preference for County projects. Following brief discussion, the motion was called and failed with Commissioners Manning, Mann and Bigelow voting nay. Commissioner Manning moved to approve the initial recommendation (JDK, LLC) seconded by Commissioner Bigelow, called and carried with Commissioners Judah and Hall voting nay.

5. DEPARTMENTAL MATTERS

No requests received.

6. EXECUTIVE DIRECTOR

No requests received.

7. PORT ATTORNEY

No requests received.

ADMINISTRATIVE AGENDA

There were no Administrative Agenda items presented.

COMMISSIONER ITEMS/ COMMITTEE APPOINTMENTS

Local Preference Policy – Commissioner Hall spoke in favor of putting a policy in place for the ranking of firms to be selected for County projects. Chairman Mann suggested bringing it up at a Board of County Commission meeting and there was consensus that the ASMC and staff confer and come back to the Port Authority Board with a policy recommendation. Commissioner Manning pointed out that Federal rules and regulations may affect some decision-making, and Commissioner Bigelow pointed out several other areas to be taken under consideration.

Monthly Flight and Seat Comparison Report – Commissioner Hall referenced the drop-off of capacity numbers in flights and seats, and Mr. Ball noted the responsible factors.

I-75 Interchange – Development Deputy Executive Director Mark Fisher responded to the question by Commissioner Judah on FDOT assuming responsibility for the mitigation of the I-75 Interchange, with access to the airport between Daniels Parkway and Alico Road, and the possibility of FDOT giving the mitigation to Collier County. Mr. Fisher advised that FDOT is aware of the Board's wishes to keep the mitigation in Lee County.

Solar Voltaic System at Page Field – Commissioner Judah thanked the Port Authority staff on the installation of the new solar voltaic system at Page Field. Deputy County Attorney Greg Hagen responded to an inquiry on whether the system can be brought to Southwest Florida Regional Airport. He and Development Deputy Executive Director Mark Fisher advised that they would be putting out an RFP within 60 days, and would brief the Board on the progress. Commissioner Bigelow requested additional information on the system.

Green Sheets – Commissioner Bigelow commended staff on the revisions to the green sheets.

Local Preference Policy – Commissioner Bigelow, referencing the task given to the ASMC on local bidder preference, expressed a desire to turn the legislature's latest ruling on costs not being a factor for consideration over to Lee County's delegation for assistance.

Federal Project Monies – Commissioner Bigelow referenced two transportation projects – airports and railways – identified by the President in his Jobs Act speech, and Mr. Ball responded to the question that he would be the point person to put together a shovel-ready list of projects in the event Federal monies are made available.

COMMENTS FROM THE CHAIR OF THE AIRPORTS SPECIAL MANAGEMENT COMMITTEE

Vice Chair Noel Andress commented on the Federal Jobs Bill monies and re-financing of bonds.

EXECUTIVE DIRECTOR ITEMS

Executive Director Bob Ball provided an overview of his [monthly report dated September 12, 2011](#) and responded to questions.

PORT ATTORNEY ITEMS

Port Attorney Michael Hunt had no items for discussion.

The Chairman adjourned the meeting at 10:43 a.m.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk

[Chairman, Lee County Port Authority](#)