

MARCH 12, 2020

A Joint Workshop 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 and Conference Center at Southwest Florida International Airport (RSW), with the following members present:

LEE COUNTY PORT AUTHORITY

Brian Hamman, Chairman
Franklin B. Mann, Vice-Chairman
John E. Manning
Cecil Pendergrass
Ray Sandelli

Lee County Attorney:

Richard Wm. Wesch, Port Attorney
Gregory S. Hagen, Senior Asst. Port Attorney

AIRPORTS SPECIAL MANAGEMENT COMMITTEE

Robbie Roepstorff, Chairwoman
Noel Andress, Vice-Chair
John B. Goodrich -*Absent*
Randy Krise
Fran Myers

Regional Members:

Collier County Representative R. Scott Cameron
Charlotte County Representative Dana W. Carr-*Absent*

CALL TO ORDER:

The Chairman called the meeting to order at 9:58 a.m.

AGENDA:

Acting Executive Director Ben Siegel reviewed the agenda for the meeting, noting that the format will be the same as the Regular BoCC Workshops. Narrating a [PowerPoint](#) presentation, he reviewed a list of potential topics for discussion with the Board and encouraged the Board to add other subjects that the Commissioners or ASMC Members wished to discuss. A brief Board discussion ensued and Commissioner Pendergrass asked about additional hangar spaces at Page Field with a waiting list of 55 for hangar spaces. Board discussion ensued and Mr. Siegel explained plans for reconstruction of the hangars. The Chairman asked if future workshops for discussions on Capital Improvements and Long-Term Planning could be moved forward as priority items and Mr. Siegel responded that the requested items will be placed on the May 2020 meeting agenda.

1. RSW MASTER PLAN UPDATE:

Deputy Executive Director of Development Mark Fisher narrated a PowerPoint presentation, and rendered a comprehensive review of the proposed RSW Airport Master Plan Update. He pointed out that the new plan establishes a 20-year vision of the airport and noted that the current Master Plan has not been updated since 2004. He discussed the purpose and major components of the proposed update and pointed out some of the changes that have occurred during the past 16 years. Mr. Fisher informed the focus includes the Board's vision for RSW, public stakeholder input, FAA and FDOT approval of updated forecasts, revised planned timing of airport infrastructure improvements, incorporation of ongoing and concurrent projects, revalidation of prior environmental approvals and maintaining eligibility for federal and state grants. He added one of the key pieces of this effort will be revalidating prior successes related to environmental approvals. RSW priorities recommended by staff were reviewed including the need for runway repaving, expanding from 28 to 65 gates, updating phasing plans, as well as expanding rental car space, public parking and the roadways of the central campus. The Federal Aviation Administration (FAA) has indicated RSW will need a second runway after the year 2050, comparing it currently to San Diego. There was brief discussion by the Board about the case for a second runway, including a comment by Commissioner Pendergrass that San Diego is basically landlocked compared to RSW which is surrounded by land. Mr. Fisher said the typical timing for completion of an Airport Master Plan Update is one to two years and the typical costs run between \$1 and \$2 million. The sources of funding would be Passenger Facility Charges and airport revenues with minimal costs to the Port Authority for preparation. Consultant team selection options are to utilize the current General Consultant or initiate a new RFQ. Mr. Fisher noted staff's recommendations: to ¹Initiate the Master Plan Update, ² Negotiate with the current General Consultant, Johnson Engineering, Inc., and, ³ Bring the contract to the Joint Board for approval. Mr. Fisher responded to questions and commentary by the Commissioners. Board consensus was to proceed in the manner discussed and as stated by staff.

2. RSW AIRLINE FREIGHT FACILITY RELOCATION:

Mr. Siegel discussed a proposal to relocate the 28-year-old RSW Airline Freight Facility building, pointing to the 13,200 square-foot structure and its surrounding property on a PowerPoint map. Staff recommends moving forward with the relocating and proceed via RFP and a land lease to a third-party developer, which would result in a new facility plus rental income from the developer. The property would no longer belong to RSW and would be a long-term deal that would revert back to RSW. There

was a brief Board discussion and questions about the role of Private Sky Aviation and what the timeline of such a project might entail. Mr. Siegel indicated he would start work on the RFP and begin accepting bids, which takes several months, but once that part was completed RSW could request a schedule from the developer. There was consensus by the Board to move forward with the RFP, as detailed by Mr. Siegel.

3. EXECUTIVE DIRECTOR SEARCH:

Mr. Siegel requested direction from the Board on the job description and qualifications in the search for an Executive Director. He noted RSW is awaiting proposals/RFPs and staff would like to ensure that the selected firm is certain of what the Board has in mind. Commissioner Manning asked about the fee and Mr. Siegel indicated between approximately \$75,000 - \$150,000, adding this was a proposal, qualification and price process. Commissioner Hamman said the ideal candidate would be one who has business experience and the ability to work with an elected Board. County Attorney Richard Wm. Wesch provided procedural guidance for the verbiage of the draft job description and qualifications. Following a brief Board discussion there was consensus to remove any requirement that the candidate should be a licensed pilot. Mr. Siegel indicated that staff is hopeful to have the process to completion by the June 2020 Joint Board meeting and the advertising usually takes around 30 days and could begin by July 1, 2020. The Board’s consensus was direction to Mr. Siegel to proceed as indicated.

ADJOURN:

The Chairman adjourned the meeting at 11:04 a.m.

ATTEST:
LINDA DOGGETT, CLERK

By: _____
Deputy Clerk

Chairman, Lee County Port Authority