

Regular Meeting Agenda

December 17, 2018

Call to Order – 4:00pm

- Call to Order – Chairman
- Pledge of Allegiance
- Meeting Minutes & Financial Report Acceptance
- Agenda Approval
- Executive Director's Report
- Business Partner Updates
- Business Items –
 - Master Plan Update
 - Passero Associates LLC - Lease Agreement
 - Rivkin Aircraft Corporation - Lease Agreement
 - Passero Associates SA 18-84 - Ratification
 - Passero Associates SA 18-85 – Ratification
 - T-Hangar Project Update & FDOT JPA Resolution 2018-09
- Public Comment – General
- Member Comments and Reports
- Adjournment



Meeting Agenda Approval –

Executive Director's Report –

Operational Update

- Air Traffic Volume – (2017)
November 2018 – 11,320 (11,718) YTD – 146,633 (122,502)
- Fuel Volumes – Gallons - (2017)
Self Serve – 14,906 (21,561) YTD – 198,535 (205,009)
FBO -
Jet A - 116,758 (110,494) YTD - 1,302,734 (1,300,819)
100LL - 8,095 (8,226) YTD - 88,788 (89,019)

Upcoming Items of Interest & Update of Projects

Business Partner Updates –

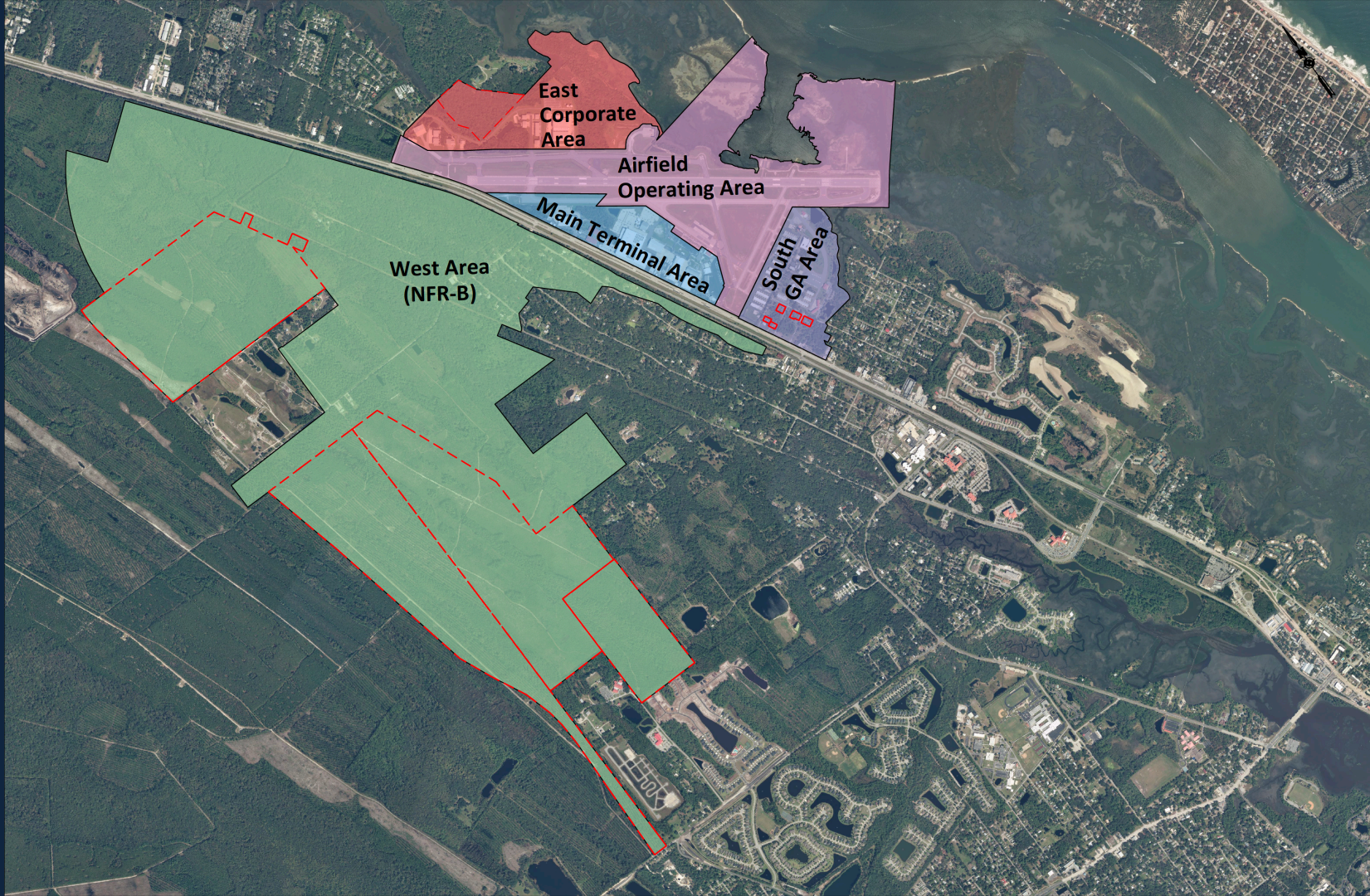
- Mr. Henry Dean, St. Johns County Commissioner
- Mr. Vinny Beyers, Atlantic Aviation
- Mr. Galin Hernandez, SAAPA Liaison
- Mr. Dan Nehring , NGC
- Ms. Tammy Albin, ATCT
- Mr. Doug Burnett, Airport Attorney

Airport Master Plan

Status Update (12/17/2018):

- MPAC Meeting (12/13/2018)
 - Progress Update
 - Total Development (“Opportunity”) Costs
 - Grant Sources
 - Final Step – Cash Flow Analysis
 - Plan Finalization-Presentation-Approvals
- Next Meeting – February/March 2019





Airport Master Plan – Functional Areas (5)

1. Airport Operations (AOA)
 - 21 Projects (\$37,205,000)
2. South GA
 - 29 Projects (\$57,485,000)
3. Main Terminal Area
 - 13 Projects (\$21,500,000)
4. East Corporate
 - 8 Projects (\$64,090,000)
5. West (NFR-B)
 - 22 Projects (\$304,500,000)



Airport Master Plan – Functional Areas (5)

1. Total Development (“opportunity”) Costs
 - 90+ Projects (\$485,000,000)
2. Sources of Funding (potential)
3. FAA – Entitlement and Discretionary
4. FDOT – Aviation Programs (multiple)
5. State – Other (DEO, Job Creation, etc.)
6. Private / Commercial / Shared Costs
7. Bonding (major project need and benefit)



Airport Master Plan

Questions / Comments / Input

Next Meeting (MPAC / Airport) –
March 2019

Passero Associates Lease Agreement

- **Portion of 2nd Floor Conference Center**
- **5-year First Term + 5-year Option**
- **Effective 1/1/19**
- **Lease Rate - \$19.79sf** – (includes buildout premium)
- **Annual - \$44,025.41** (initial, subject to Annual CPI)

Board Discussion

Public Comment

Motion and Discussion

Action



Rivkin Aircraft Corporation – Lease Agreement

- **Commercial Lease – “*Aircraft Restoration*”**
- **245 Hawkeye View –** (adjacent to NG)
- **3yr Term – Effective 1/1/19**
- **Rate – \$5/sf Leasehold – 5,623sf**
- **Annual - \$28,115** (annual CPI)
- **Includes ROFR for Adjacent Unit**

Board Discussion

Public Comment

Motion and Discussion

Action



Passero Associates Supplemental Agreement 18-84

Terminal Apron Reconstruction – Ratification

- Design, Permitting & Bidding
- Not to Exceed: \$165,000
- Fully Eligible Under AIP Supplemental and FDOT

Board Discussion

Public Comment

Motion and Discussion

Action



Passero Associates Supplemental Agreement 18-85

Security Fence & Gate Replacement Airfield Security Radar System – Ratification

- Design, Permitting & Bidding
- Not to Exceed: \$112,500
- Fully Eligible Under AIP Supplemental Funding and FDOT

Board Discussion

Public Comment

Motion and Discussion

Action



Agenda - T-Hangar Project Update & FDOT JPA Resolution 2018-09

Update of Project – FDOT JPA Resolution 2018-09

- T-Hangar Rows “B & C” Replacement (in lieu of Rehabilitation)
- JPA Provides FDOT 50/50 Match of 1,165,000 (\$2,330,000 Additional)
- Resolution Provides For Acceptance of Grant

Board Discussion

Public Comment

Motion and Discussion

Action



Agenda

TAXIWAY E

PROPOSED HANGARS B & C CONCEPTUAL BUILDING LAYOUT

TAXIWAY E

HANGAR
A

HANGAR
B

HANGAR
C

HANGAR
D

HANGAR
E

HANGAR
G

PROPOSED NEW ESTRELLA
GATE LOCATION (TYP.)

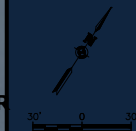
ESTRELLA
AVE.

PROPOSED NEW AIRPORT PERIMETER FENCE LINE (TYP.)

CASA COLA WAY

PROPOSED NEW ESTRELLA AIRPORT
ACCESS POINT AND BYPASS ROADWAY

PROPOSED HANGARS D & E DEVELOPMENT
(UNDER CONSTRUCTION NOW)



CONCEPTUAL

Client:
St. Augustine-St. Johns
County Airport Authority
4796 US 1 North
St. Augustine, Florida 32095

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www.passeroassociates.com

Rev.	Description	Date
1	Issue for Review	11/14/2018
2	Issue for Review	11/14/2018
3	Issue for Review	11/14/2018
4	Issue for Review	11/14/2018
5	Issue for Review	11/14/2018

**PROPOSED
HANGARS
B & C**

Northeast Florida
Regional Airport

County: St. Johns State: Florida
Project No.:
2300081-0087
Drawing No.:

DATE: ST. AUGUSTINE
December 2018

ST. AUGUSTINE
AIRPORT AUTHORITY

Public Comments

General



Authority Members

Comments and Reports

Mr. Bruce Maguire

Mr. Steve Kira

- TPO

Mr. Randy Brunson

Mr. Victor Raymos

- EDC
- Aerospace Academy

Ms. Suzanne Green

Items of Interest

Proposed Meeting Dates

- Proposed Next Regular Meetings – January 14th @ 4:00pm
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Adjournment