

Regular Meeting Agenda

November 18, 2019

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 –
 - Meeting Conduct Policy Amendment –
 - Lease Policy Amendment – T-Hangar/Box Hangars
 - Commercial Hangar Lease – JaxJets
- Public Comment – General
- Member Comments and Reports
- Adjournment

Meeting Details

Meeting Agenda Approval –

Executive Director's Report –

Upcoming Items of Interest & Update of Projects

- T-Hangar Project Update
- Restaurant Update
- Air Service Conference Update
- MS Bike Tour – November 23rd & 24th
- Annual 139 Certification
- 181 Indian Bend Land Purchase (Jones)

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

Agenda – Policy Action

- “Meeting Conduct” Policy 2019-01
- Consider Additional Language Relative to “General” Public Comment
- Mirrors County Commission Approach
- If Approved, a Powerpoint Slide would be Added and Noted on Speaker’s Card

XII. Public Comment - General

Current Policy

a) Recognizing that the Authority is a public, governmental agency, an interested person shall be afforded a reasonable opportunity to express an opinion, ask questions, or request a specific action be taken. The Authority shall give due consideration to the comments received in the conduct of its affairs. To this end, a period of time is afforded to the public for comments of a more general nature during the course of each regular meeting, workshop or public hearing.

XII. Public Comment - General

Suggested Revision

a) Recognizing that the Authority is a public, governmental agency, an interested person shall be afforded a three (3) minute opportunity to address matters, express an opinion, ask questions, or request a specific action be taken. The Authority shall give due consideration to the comments received in the conduct of its affairs. To this end, three (3) minutes will be afforded to the public for comments of a more general nature during the course of each regular meeting, workshop or public hearing. The Public may not disrupt the meeting with personal, impertinent, or slanderous remarks or boisterous behavior. The Public will address the Board as a whole and refrain from making any demand for an immediate response from the Board.

Board Discussion
Public Comment
Motion and Discussion
Action

Agenda – Policy Action

- Lease Policy, Section 6.3 “T-Hangar, Box & Tie Downs”
- Clarifying Language for T’s and Box Units
- Intent Clear from Previous Meeting Minutes
- Policy Language...not so much!
- New Language Proposed...
- Intended to Preserve Lease Administration Integrity AND the Waiting List Process

Agenda – Policy Action

6.3 T-Hangar, Box Hangar & Tie Downs Aviation Leases

6.3.1 ALL AUTHORITY OWNED UNITS -

4. Rental Agreement - A rental agreement shall be required of all individuals desiring to use the hangar facilities operated by the Authority. Such agreement shall contain the following items, as a minimum:

- a. Named Lessee shall mean (i) for T-Hangar leases, a single person or single entity and shall match the title owner or lessee of the Listed Aircraft stored in the hangar provided that, if an entity, the Tenant is the owner of the entity , (ii) for Box Hangar leases, up to two persons or entities (or a person and an entity) and shall match the title owner or lessee of the Listed Aircraft stored in the hangar provided that, if an entity, the Tenant(s) is the owner of the entity(s). A named lessee may not be changed during the term of a lease.

Term1

Deleted: ,

Term1

Deleted: only one person or entity shall be permitted as a named lessee on... T-Hangar leases, regardless of multi-party ownership of a stored aircraft, (ii) for

Term1

Deleted: T-Hangar leases, regardless of ownership of a stored aircraft, (ii) for

Agenda – Policy Action

- f. Assignment. Hangar Leases are not transferable and not assignable. However, transfers/assignment to heirs of an estate shall be allowed, provided written consent is obtained by the Lessee heirs or successors from the Executive Director. Payment of rent by an entity or person other than the named Tenant shall be a breach of the lease, as an unauthorized assignment.

- j. A List of Aircraft to be stored in the hangar shall be provided to the Executive Director and shall be updated by the Tenant within 10 days of any changes of aircraft proposed for storage. Tenants may not list an Aircraft as being stored in more than one hangar.

Term1

Deleted: Renter

Agenda – Policy Action

Motion – Suggested Wording:

1. Approve Amendments to Section 6.3.1.4.a, f, & j as presented, and;
2. Incorporate revised Standard Form Leases for T-Hangar and Box Hangar Units into the Lease Policy Section 9.3

Board Discussion

Public Comment

Motion and Discussion

Action



Agenda – Commercial Hangar Lease

- JaxJets, Inc.
- Hangar Unit #8 (Eastside)
- FAR Part 135 Charter – Honda Jet and Cirrus
- Lease Term – 2 years w/3 year renewal option
- Rent - \$5.50/sf = \$44,022/yr. (~8,002sf), Annual CPI

Board Discussion

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Motion and Discussion

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Public Comments

General



Authority Members

Comments and Reports

Mr. Bruce Maguire

Mr. Steve Kira

- TPO

Mr. Randy Brunson

Mr. Justin Mirgeaux

- Aerospace Academy (No Meeting until Fall)

Ms. Suzanne Green

- EDC



Items of Interest

Proposed Meeting Dates

- Proposed Regular Meeting – December 16th @ 4pm

Adjournment