



Minutes for March 31, 2025 Regular Board Meeting

03/31/2025 | 01:00 PM - 03:24 PM - Eastern Time (US and Canada)

Dan McClure Auditorium

Attendees (4)

Kristin Incrocci; Doug Holder; Jeff Jackson; Robert Spencer

Agenda

Attendees - Board

Kristin Incrocci, Doug Holder, Jeff Jackson, Robert Spencer

Attendees - Staff

Fredrick Piccolo, Kent Bontrager, Anita Eldridge, Mark Stuckey, Lionel Guilbert, Evan Knighting, Joseph Filippelli, Ray Anderson, C. Dan Bailey, Zack Buffington, Karen Garofalo, Kimberly Steele

Item 1. Call to Order, Invocation and Pledge to Flag

Vice Chair Incrocci called the meeting to order at 1:00 p.m. and gave the invocation and led the pledge.

Item 2. Introduction of New Employees

Anita Eldridge introduced new employees Scott Bacon, HVAC Supervisor; Wendy Lee and Mike Grunzweig, Traffic Control Specialists; Mark Monaghan, Firefighter & Paramedic; and Tamara Nesbitt, Maintenance Technician, Facilities.

Presentation by Police Chief Jeremy Beal:

Chief Beal commended the quick actions taken by the Airport Police Department employees, Terry Dowdy, Shedrick Stephens, Israel Dros, and Brian Turner, and the alert observations by new employee Tamara Nesbitt, Maintenance Technician, which led to the arrest of a person acting in an extremely suspicious manner close to the Terminal. He reviewed the actions of the subject and the concerns of the officers that led to the arrest. Following his

presentation, the Board congratulated the employees on their quick thinking and proactive police work avoiding a possible incident at the airport.

Item 3. Approval: Minutes of Workshop & Regular Meetings of January 27, 2025

The Board unanimously approved the minutes of the Regular meetings of the Workshop and Regular meetings of January 27, 2025.

Item 4. Public Comments - Items on the Agenda

Mr. Gary Stevens, Experimental Aircraft Association, spoke on Item 5.12, approval of the general ground lease one year extension with the EAA and thanked the Board for the cooperation and great working relationship they maintain with staff, and discussed the programs and the history of the EAA at the Airport.

Item 5. Items Needing Action

Items 5.6 through 5.16:

The Board unanimously approved Items 5.6 through 5.16 at this time.

5.6 Approval: Increase Contract Scope for The Terminal Expansion Project with DeAngelis Diamond – Magnum Builders, Work Program Incentive Bonus

5.7 Approval: Increase Contract Scope for West Apron & Employee Parking Lot Renovations – Drainage Improvements

5.8 Approval: Interlocal Agreement Fire Marshal Services in Unincorporated Manatee County

5.9 Approval: Agreement with 911 Billing Services and Consultant Inc. for Professional Ambulance Billing Services

5.10 Approval: Amendment to Commercial Lease with Aircraft Services Group, Inc.

5.11 Approval: Amendment to Lease and Development Agreement with SRQ Hangar, LLC

5.12 Approval Amendment to General Ground Lease with Experimental Aircraft Assoc, Manasota Chapter 180, Inc.

5.13 Approval: Amendment to Lease and Concession Agreement with Paradies-Shell Factory III, LLC Incorporating Additional Premises

5.14 Approval: Amendment to Lease, Development and Operating Agreement with DaVinci Inflight Training Institute, Inc.

5.15 Approval: Three Year Police Collective Bargaining Agreement and Retroactive Pay for Bargaining Unit

5.16 Approval: Seventh Amendment to President, CEO Employment Contract

Commissioner Spencer motioned to approve Items 5.6 through 5.16. Commissioner Jackson seconded.

MOTION PASSED UNANIMOUSLY (4-0)

5.1 Public Hearing to Approve Resolution 2025-03 Airport's Minimum Standards for Aeronautical Activities.

Vice Chair Incrocci opened the public hearing to approve Resolution No. 2025-03 adopting Minimum Standards for Aeronautical Activities at the Sarasota Bradenton International Airport as presented. Mr. Piccolo advised this adjustment will lower the excess liability insurance required for Aircraft self-fueling operators from \$25 million to \$10 million to better reflect the risk associated with the lower level of fueling activity conducted at the airport. Mr. Piccolo recommended the Board approve the adjustment as presented. There were NO public comments offered on the Resolution.

MOTION: Commissioner Spencer motioned to close the Public Hearing. Commissioner Holder seconded.

MOTION PASSED UNANIMOUSLY (4-0)

THE PUBLIC HEARING WAS CLOSED.

5.2 Approval of Resolution 2025-03, Adopting the Airport's Minimum Standards for Aeronautical Activities

MOTION: Commissioner Spencer motioned to approve Resolution 2025-03 as presented. Commissioner Holder seconded.

MOTION PASSED UNANIMOUSLY (4-0)

Item 6. Items Needing Action - Over \$500,000 Threshold

6.1 Approval: Increase Contract Scope for Terminal Expansion Project with DeAngelis Diamond-Magnum Builders, Work Program Curbside Ceiling Replacement

MOTION: Commissioner Spencer motioned to approve the Increase Contract Scope for Terminal Expansion project with DeAngelis Diamond-Magnum builders, Work Program Curbside Ceiling Replacement as presented. Commissioner Holder seconded.

MOTION PASSED UNANIMOUSLY (4-0)

6.2 Approval: Construction Contract Award to Stellar Development Inc. For The QTA Phase 1 - Overflow Lot A

MOTION: Commissioner Spencer motioned to approve the Construction Contract Award to Stellar Development Inc. For The QTA Phase 1 - Overflow Lot A as presented. Commissioner Jackson seconded.

MOTION PASSED UNANIMOUSLY (4-0)

The following items were presented at this time:

Item 5.3 SELECTION: Professional Planning, Engineering and Architectural Design Services for RW 14-32 ROFA Improvements

The Board ranked the firms as follows:

1. **Garver, USA, Inc.**
2. **Mohsen Design Group, Inc.**
3. **Michael Baker International**

Contract negotiations will begin with the first-ranked firm of Garver, USA, Inc. and a contract will be brought back to the Board if successful.

Item 5.4 SELECTION: Professional Planning, Engineering and Architectural Design Services for Emergency Operations/Public Safety Complex

The Board ranked the firms as follows:

1. **Mead & Hunt**
2. **C&S Engineers, Inc.**
3. **Goodwin Mills Cawood**

Contract negotiations will begin with the first-ranked firm of Mead & Hunt and a contract will be brought back to the Board if successful.

Item 5.5 SELECTION: Professional Planning, Engineering and Architectural Design Services to Rehabilitate Taxiway ALPHA & ALPHA Connectors

The Board ranked the firms as follows:

- 1. Kimley Horn & Associates**
- 2. AVCON**
- 3. C&S Engineering**

Contract negotiations will begin with the first-ranked firm of Kimley Horn & Associates and a contract will be brought back to the Board if successful.

Item 7. Department Reports Accepted

- 7.1 Financial Statements
- 7.2 Investment Portfolio
- 7.3 Finance & Administration
- 7.4 Real Estate Development & Properties
- 7.5 ARFF, Operations & Police
- 7.6 Development/Community Relations & Activity Report
- 7.7 Engineering, Planning & Facilities
- 7.8 Internal Audit & Investment Compliance
- 7.9 Information Technologies

Item 8. Attorney Presentations

Mr. Bailey presented the Second Amendment to the General Ground Lease between F. I. International, Inc and the Authority for use of non-exclusive off-site stormwater facilities, to enable F.I. International to treat runoff generated by improvements developed or redeveloped on the premises to meet stormwater requirements; subject to the terms of payment of \$15,877 per year to the Authority and subject to CPI increases. Mr. Bontrager answered questions from the Board on the depletion of the airport's stormwater capacity. He stated it slightly reduces our future development, but we have alternatives that will not limit the airport's future capabilities. Mr. Bailey stated we have other tenants that currently pay the airport for use of our stormwater system.

MOTION: Commissioner Spencer motioned to approve the General Ground Lease with F.I. International as presented to the Board. Commissioner Jackson seconded.

MOTION PASSED UNANIMOUSLY (4-0)

Item 9. Old/New Business

Mr. Piccolo advised the Board that two At-Large seats, on the Airport Advisory Commission, appointed by the Airport Authority commissioners, one in Manatee County and one from Sarasota County, need reappointments or replacement and will be on the agenda at the May 19 meeting.

Mr. Piccolo stated we are very close to hiring a new CFO and will send a resume to the Board for their concurrence. He thanked Anita Eldridge for agreeing to return to the Airport and for performing an incredible job with her team to ensure development of our grant process. Currently, the Airport has \$35 Million in cash, and \$27 Million in investments. Passenger activity hit a record this past week with a total of 14,000 passengers through the check point, with the same number coming back through, in one day.

Mr. Piccolo advised we will have a review at the May Board meeting of candidates for a new CEO.

Item 10. Public Comments - Items Not on the Agenda

There were no public comments offered regarding items not on the agenda.

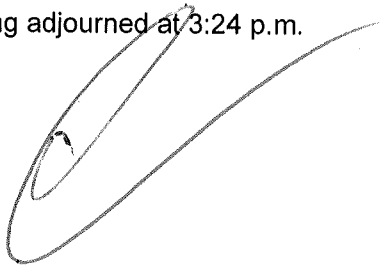
Item 11. Comments by Commissioners

There were no additional comments from Commissioners.

Item 12. Adjournment

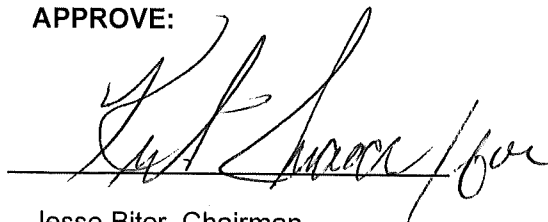
The meeting adjourned at 3:24 p.m.

ATTEST:



Carlos Beruff, Secretary

APPROVE:



Jesse Biter, Chairman