

## September 29, 2025 Regular Mtg & PH

Dan McClure Auditorium East  
6000 Airport Circle  
Sarasota, FL 34243



SARASOTA  
BRADENTON  
INTERNATIONAL

September 29, 2025 01:00 PM

Agenda Topic	Presenter	Page
1. Call to Order, Invocation, and Pledge to Flag	R. Spencer, Acting Chair	
2. Introduction of New Employees	Kevin Podsiad	
3. Presentation: Honor Flight at SRQ - Naomi Copeland		
4. <a href="#">Approval: Minutes of Regular &amp; Workshop Meetings of August 25, 2025</a>	R. Spencer, Acting Chair	3
5. Public Comments - Items on the Agenda		
Members of the public who wish to speak on a topic, whether on the agenda or not, are asked to fill out a Citizen's Comment card and present it to the Board Secretary. This is the time for anyone wishing to speak on ANY agenda item, even those that may involve a contract in excess of the \$500,000 threshold amount. A later item on the agenda is set aside for those wishing to speak on items NOT on the agenda.		
6. Items Needing Action	Fredrick J Piccolo	13
6.1 <a href="#">Approval: Resolution No. 2025-04 Creation of Nonqualified 457 (f) Retirement Plan</a>		13
6.2 PUBLIC HEARING: Resolution No. 2025-05 to Approve FY 2026 Budget	R. Spencer, Acting Chair	
6.3 <a href="#">Approval: Resolution 2025-05, FY2026 SMAA Budget</a>		14
6.4 <a href="#">Approval: Development and Operating Agreement to AIR MEDALLION LLC for Commercial Aircraft Storage and Tenant Aircraft Self-Fueling</a>	Fredrick J. Piccolo	20
6.5 <a href="#">Approval: Construction Contract Award to Low Responsive Bidders for the North Quad Utility Project</a>		86
6.6 <a href="#">Approval: Termination of Lease, Development and Operating Agreement with DAVINCI Inflight Training Institute, Inc., Dated February 1, 2023</a>		87
6.7 <a href="#">Request to Award Building Lease Agreement with DAVINCI Inflight Training Institute, Inc.</a>		92

7.	Items Needing Action - Over \$500,000 Threshold	Fredrick J. Piccolo	146
	The following item(s) involve a contract in excess of the threshold of \$500,000 and pursuant to Section 332.0075(3)(b) F.S., a reasonable opportunity for public comment must be offered before their approval, award, or ratification.		
7.1	<a href="#">Approval: Contract Bonus to DeAngelis-Diamond/Magnum Builders for the Terminal Expansion Project</a>		146
7.2	<a href="#">Approval: GMP Proposal from DeAngelis Diamond/Magnum Builders for WP6d Glass Block Replacement Project</a>		217
8.	Department Reports	Fredrick J. Piccolo	235
8.1	<a href="#">Financial Statements</a>		235
8.2	<a href="#">Investment Portfolio</a>		239
8.3	<a href="#">Finance &amp; Administration</a>		240
8.4	<a href="#">Real Estate Development &amp; Properties</a>		244
8.5	<a href="#">ARFF, Operations &amp; Police</a>		247
8.6	<a href="#">Development/Community Relations &amp; Activity Report</a>		255
8.7	<a href="#">Engineering, Planning &amp; Facilities</a>		260
8.8	<a href="#">Internal Audit &amp; Investment Compliance</a>		264
8.9	<a href="#">Information Technologies</a>		265
9.	Attorney Presentations	C. Dan Bailey	
10.	Old/New Business	R. Spencer, Acting Chair	
11.	Public Comments - Items Not on the Agenda		
	Anyone wishing to speak on items not on the agenda must complete a Citizen's Comment card and present it to the Board Secretary. Comments are limited to three minutes per person. No individual may give their time to another speaker.		
12.	Comments by Commissioners		
13.	Adjournment		

Proceedings of this public meeting will be digitally recorded. Copies may be purchased from the SMAA executive assistant at 941-359-2770, ext. 4216. Anyone wishing to appeal a decision made by the Airport Authority concerning any matter considered at this public meeting will need a record of the proceedings and must ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based.

## **Minutes for September 29, 2025, Regular Board Meeting**

29/09/2025 | 01:00 PM - 12:00 AM - Eastern Time (US and Canada)

DMA

### **ATTENDEES:**

#### **Board: (4)**

Carlos Beruff; Robert Spencer; Doug Holder; Jeff Jackson

#### **Staff:**

Fredrick Piccolo; Mark Stuckey, Kevin Podsiad, C. Dan Bailey

### **Agenda**

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

Acting Chairman Spencer called the meeting to order at 1:00 p.m. and Commissioner Beruff gave the invocation and led the pledge to the flag.

#### **Item 2. Introduction of New Employees**

There were no new employees introduced at this time.

Mr. Piccolo recognized Lt. Ricardo Scharon from the Airport's Police Department, who recently graduated from the FBI National Academy in Quantico, VA. Lt. Scharon passed a ten-week advanced communication, leadership and fitness training program, joining a select group of law enforcement officers throughout the US and many international police agencies. The Board congratulated Lt. Scharon on his great achievement.

#### **Item 3. Presentation by Naomi Copeland, President, Southwest Florida Honor Flight**

Ms. Copeland gave a presentation on the Honor flight program, its beginnings twenty years ago, its commitment and mission to fly U.S. service veterans free of charge, for a one-day flight to the National Memorials in Washington D.C. honoring them and as a thank you for their service and sacrifice. She noted this is a non-profit organization receiving no state or federal funding relying on contributions from businesses and the public. There are 130 hubs throughout the country having served over 315,000 veterans to date. The state of Florida has ten hubs. The Southwest Florida Honor Flight covers seven counties with 89,000 veterans,

most from Manatee and Sarasota counties. She noted the next Honor Flight departs from SRQ to WADC on Oct 14 and invited the Board to attend the festivities planned at SRQ upon their return from Washington in the evening.

#### **Item 4. Approval: Minutes of Regular & Workshop Meetings of August 25, 2025**

The Board unanimously approved the minutes of the Workshop Meeting and the minutes of the Regular Meeting of August 25, 2025.

#### **Item 5. Public Comments - Items on the Agenda**

There were no Public Comments offered.

#### **Item 6. Items Needing Action**

##### **6.1 Approval Resolution 2025-04 Creation of Nonqualified 457 (f) Retirement Plan**

**MOTION:** Commissioner Beruff motioned to approve Resolution 2025-04, Creation of Nonqualified 457 (f) Retirement Plan as presented. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (4-0).**

##### **6.2 Public Hearing to Approve Resolution 2025-05 Adoption of FY 2026 Budget**

Acting Chairman Spencer opened the Public Hearing on Resolution 2025-05 Adoption of FY 2026 Budget and Kimberly Steele, IT System Administrator, administered the oath to staff members taking part in the Public Hearing. Mr. Piccolo presented the FY 26 Budget as discussed at the August 25, 2025 Budget Workshop.

**THE PUBLIC HEARING WAS CLOSED.**

##### **6.3 Approval Resolution 2025-05 Adoption of FY 2026 Budget**

**MOTION:** Commissioner Beruff motioned to approve the adoption of Resolution 2025-05 FY 2026 Budget. Commissioner Holder seconded.

**MOTION PASSED UNANIMOUSLY (4-0).**

##### **6.4 Approval of Development and Operating Agreement to AIR MEDALLION LLC for Commercial Aircraft Storage and Tenant Aircraft Self-Fueling**

Commissioner Beruff abstained from voting on this issue and completed Form 8B, Compliance with Section 112.3143 Florida Statutes (attached to the original minutes as Exhibit A).

**MOTION:** Commissioner Holder motioned to approve the Development and Operating Agreement to AIR MEDALLION LLC for Commercial Aircraft Storage and Tenant Aircraft Self-Fueling. Commissioner Jackson seconded.

**MOTION PASSED 3-0** (Commissioner Beruff abstained from voting.)

**6.5 Approval of Construction Contract Award to Low Responsive Bidders for North Quad Utility Project**

**MOTION:** Commissioner Beruff motioned to approve the Construction Contract Award to Low Responsive Bidders for North Quad Utility Project as proposed. Commissioner Holder seconded.

**MOTION PASSED UNANIMOUSLY (4-0).**

**6.6 Approval Termination of Lease, Development and Operating Agreement with DAVINCI Inflight Training Institute, Inc. Dated February 1, 2023**

**6.7 Award of Building Lease Agreement with DAVINCI Inflight Training Institute, Inc.**

**MOTION:** Commissioner Beruff motioned to approve the Termination of Lease, Development and Operating Agreement with DAVINCI Inflight Training Institute, Inc. dated February 1, 2023 as proposed; and the Building Lease Agreement with DAVINCI Inflight Institute, Inc. as proposed. Commissioner Holder seconded.

**MOTION PASSED UNANIMOUSLY (4-0).**

Mr. Bailey pointed out that the airport needed to amend the zoning approvals to authorize occupancy of the building, which was approved by the Manatee County Planning Commission and now goes to the County Commission on October 11, 2025, for final approval. Following a question on the status of Pilatus Business Aircraft status at Airport, Mr. Piccolo stated that when a 39% tariff was placed on Switzerland by the U.S. government, Pilatus notified him that they have temporarily held up moving forward to conserve cash as they currently have a limited inventory of aircraft in the U.S. They are confident that negotiations between both governments will result in a



successful conclusion as the original proposal contained an exemption for Pilatus from any tariffs. Additionally, they are on track and have accelerated their development plans for Phase 2 of the project, which was to start in another two years.

## **Item 7. Items Needing Action - Over \$500,000 Threshold**

### **7.1 Approval of Contract Bonus to DeAngelis-Diamond/Magnum Builders for Terminal Expansion Project**

**MOTION:** Commissioner Beruff motioned approval of Contract Bonus to DeAngelis-Diamond/Magnum Builders for Terminal Expansion Project as proposed. Commissioner Holder seconded.

**MOTION PASSED UNANIMOUSLY (4-0).**

### **7.2 Approval of GMP Proposal from DeAngelis Diamond/Magnum builders for WP6d Glass Block Replacement Project**

Following questions from the Board, Mr. Piccolo advised that due to water accumulation and the age of the terminal, the glass block in the center of the terminal, including certain doors will be replaced with regular glass. Mr. Jason Smith, DeAngelis Diamond/Magnum Builders representative, addressed the Board on the scope of the project and advised it is a six-month project that will start after the product is ordered, which will be immediately after the first of next year.

**MOTION:** Commissioner Beruff motioned to approve the GMP Proposal from DeAngelis Diamond/Magnum builders for WP6d Glass Block Replacement Project as proposed. Commissioner Holder seconded.

**MOTION PASSED UNANIMOUSLY (4-0).**

## **Item 8. Department Reports Accepted**

**8.1** Financial Statements

**8.2** Investment Portfolio

**8.3** Finance & Administration

**8.4** Real Estate Development & Properties

**8.5** ARFF, Operations & Police

**8.6 Dev./Comm. Relations & Activity Report**

**8.7 Engineering, Planning & Facilities**

**8.8 Internal Audit & Investment Compliance**

**8.9 Information Technology**

Mr. Piccolo stated that passenger numbers are up over 2% last month, with surrounding airports remaining down. We should continue to see good numbers for the remainder of the year. Mr. Piccolo stated he is hopeful that all Commissioners will be available for the November meeting as it will be his last before his retirement and he would like the opportunity to say goodbye to all.

**Item 9. Attorney Presentations**

There were no Attorney presentations.

**Item 10. Old/New Business**

There was no old/new business.

**Item 11. Public Comments - Items Not on the Agenda**

There were no Public Comments regarding items not on the agenda.

**Item 12. Comments by Commissioners**

There were no Comments by Commissioners

**Item 13. Adjournment**

The meeting was adjourned at 1:34 p.m.



**ATTEST:**

Secretary

**APPROVE:**

Chairman

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>BERUFF CARLOS M</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>SARASOTA MAUTE E AIRPORT AUTHORITY</b>	
MAILING ADDRESS <b>1651 WHITEFIELD AVE • MAUTE E</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY <b>SARASOTA FL 34243</b>	COUNTY	NAME OF POLITICAL SUBDIVISION: <b>SPECIAL ENTITY - STATE OF FLORIDA</b>	
DATE ON WHICH VOTE OCCURRED <b>SEPT. 29, 2025</b>		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)



## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, CARLOS M BERUFF, hereby disclose that on SEPTEMBER 29, 20 25:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*I have a proprietary interest in the hangar.*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

*9/29/25*

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.