



BOCA RATON AIRPORT AUTHORITY WORKSHOP
April 5, 2018
2:00 P.M. – 5:00 P.M.

BOCA RATON AIRPORT ADMINISTRATION BUILDING
903 NW 35TH STREET
BOCA RATON, FL 33431

AGENDA

1. Discussion on land opportunities.
2. Discussion on self-service fueling.
3. Presentation on ramp driving permit program.
4. Discussion on Airport name change.
5. Discussion on Executive Director Employment Agreement.



Memo

To: Mitchell Fogel, Chair and Authority Members
From: Clara Bennett, Executive Director
Date: April 5, 2018
RE: **Strategic Objective – Explore Land Opportunities**

AGENDA ITEM - 1

The Boca Raton Airport is fully leased out and opportunities for construction of additional facilities to meet growing demand are not currently available. To address this challenge, the Boca Raton Airport Strategic Business Plan developed in 2011 identified five strategic initiatives for the Airport Authority. Among these was Strategic Initiative 4. Explore Land Opportunities, which outlined a goal of exploring development with willing partners on adjacent off-airport land as well as optimizing revenue potential and land use efficiencies on existing Airport property by providing redevelopment opportunities to current tenants.

4. EXPLORE LAND OPPORTUNITIES

The BRAA has an immediate opportunity to explore land parcels directly adjacent to the Airport. Each parcel presents an opportunity for the BRAA to address existing and future user needs consistent with its vision.

PROPOSED STRATEGIC OBJECTIVES:

• Consider redevelopment of the existing Airport land parcels to optimize revenue potential and land use benefits.	Near to long term	In-house
• Relocate non-aviation related activity to areas without direct access to the airfield.	Long term	In-house
• Consider and assess opportunities for securing adjacent non-Airport parcels.	Near term	In-house

A significant number of discussions with Florida Atlantic University (FAU) and the FAU Research and Development Authority (FARDA) have been held to identify possible opportunities. As requested by the Board, here is a summary of discussions held over the past four years:

- 2014 – Numerous meetings held throughout the year with FARDA and FAU regarding aviation development on Parcel 6 owned by the Research Park, the FAU Preserve, and expansion of the Administration Building Parcel.
 - Discussions focused on a possible location for the Customs Facility that would facilitate aviation development at the Research Park and vacant FAU property.
 - The Administration Building Parcel Lease was amended in May 2014 to add an additional 1.32 acres of property.
- 2015 – Airport Management approached FARDA and FAU regarding Parcel 6 and the FAU Preserve to evaluate the possibility of a joint project to develop an aviation-based research facility.
 - Met with representatives from the Engineering Department, School of Business, School of Architecture, and School of Medicine throughout the year.
 - Met with FAU President John Kelly to discuss concepts and the FAU Master Plan in December 2015.
- 2015 – Airport Management approached FARDA regarding development of an access road to the Administration Building that would also serve Tech Runway and the Research Park.
 - A preliminary plan was prepared by the Airport Engineer.
 - Discussions were had with the Parcel 6 Lessee.
 - Airport Management applied for and received a \$1.2 million grant from FDOT for access road development.
 - Funds were reallocated to other access improvements including the Customs access road and enhancements to Airport Road.
- 2016 and 2017 – Numerous additional meetings were held with FARDA regarding development needs.
 - Meetings with an aircraft parts manufacturer located within the Research Park interested in expanding.
 - Meetings between Airport tenants and FARDA regarding development opportunities.
 - Meetings with University officials regarding drone research and other partnership opportunities.

Mr. Andrew Duffell, President and CEO of the Research Park at Florida Atlantic University has been invited to the workshop to provide an update on the status of the Park and the vacant parcel adjacent to the Administration Building.

FUTURE LAND USE

ADOPTED: NOVEMBER 18, 2009

LEGEND:

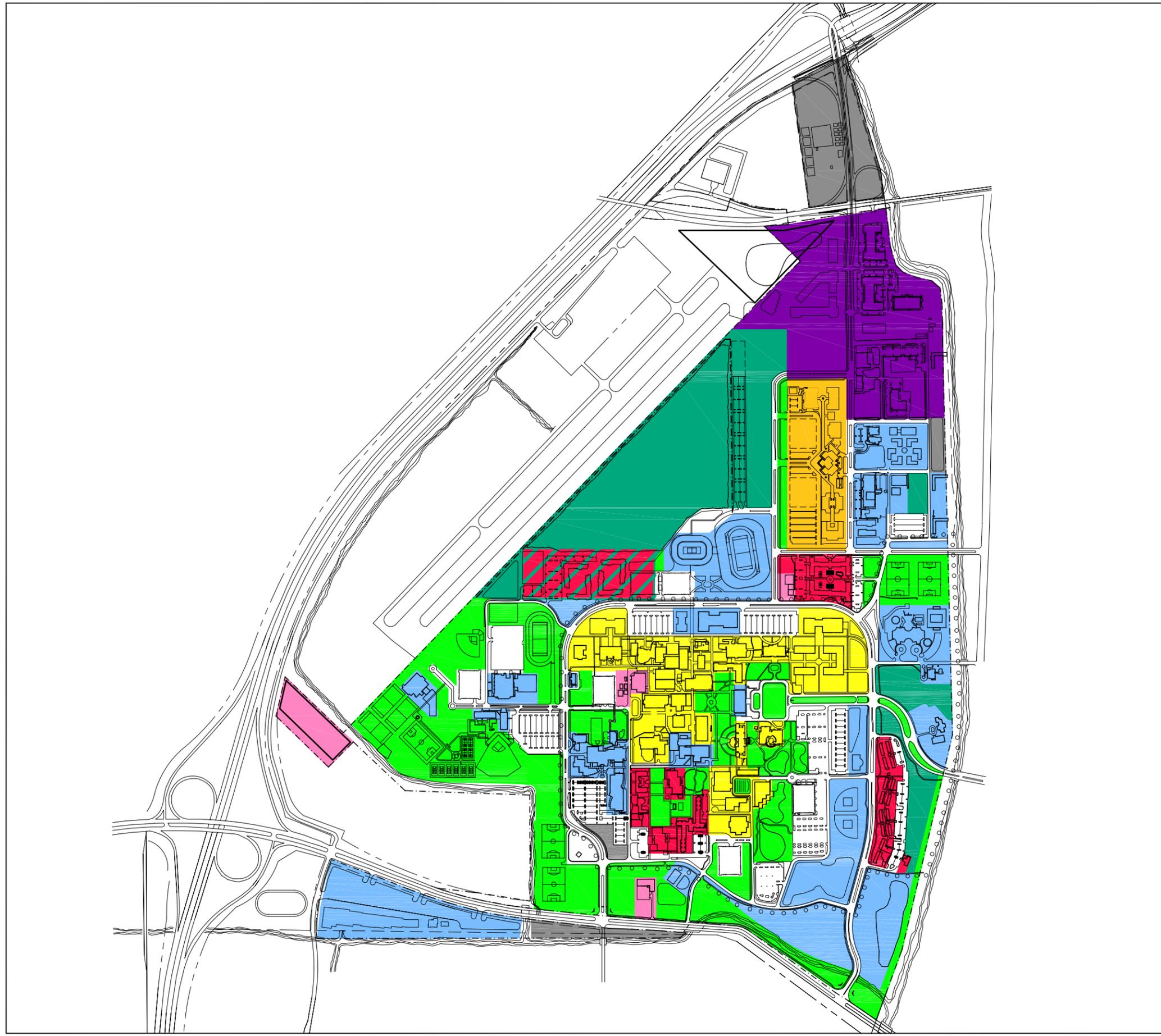
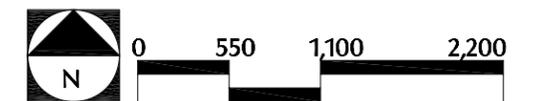
- ACADEMIC
- SUPPORT
- RESIDENTIAL
- RECREATION / OPEN SPACE
- UTILITIES
- PARKING / ROADS
- VACANT UNDEVELOPED
- R & D PARK
- CONSERVATION
- PBCC
- CURRENTLY INCLUDED IN CONSERVATION BOUNDARY AND HABITAT MANAGEMENT PLAN - ZONED FOR HOUSING

SOURCE:
2006 FAU CAMPUS MASTER PLAN UPDATE

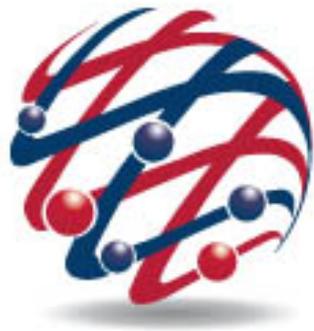
COMPREHENSIVE MASTER PLAN
GOALS, OBJECTIVES, & POLICIES

FAU
FLORIDA ATLANTIC
UNIVERSITY

BOCA RATON CAMPUS
PALM BEACH COUNTY, FLORIDA



Pierce Goodwin Alexander & Linville | Phoenix | Los Angeles | Las Vegas | Houston | Fort Lauderdale | Dallas | Boca Raton | Atlanta



RESEARCH PARK
AT FLORIDA ATLANTIC
UNIVERSITY

Boca Raton Airport Authority
April 5th, 2018



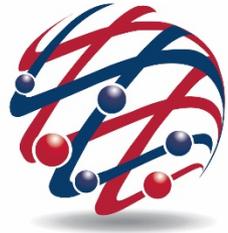


What the Research Park at FAU does

-  Facilitates research and development related to FAU
 - Scientific collaborations
-  Fosters economic development in Broward & Palm Beach
 - Economic impact, high average salaries
 - Provides entrepreneurial leadership
-  Broadens economic base
 - Knowledge intensive industries



Land Lease Structure – Boca Raton – Basic



Trustees of the Internal Improvement Trust Fund (TIITF)

70 ACRES

Florida Atlantic Research and Development Authority (FARDA)

Boca/Research
Park, Ltd.

The
ARC
of
PBC

Boca
Raton
Airport
Authority

HRM entities' assigns

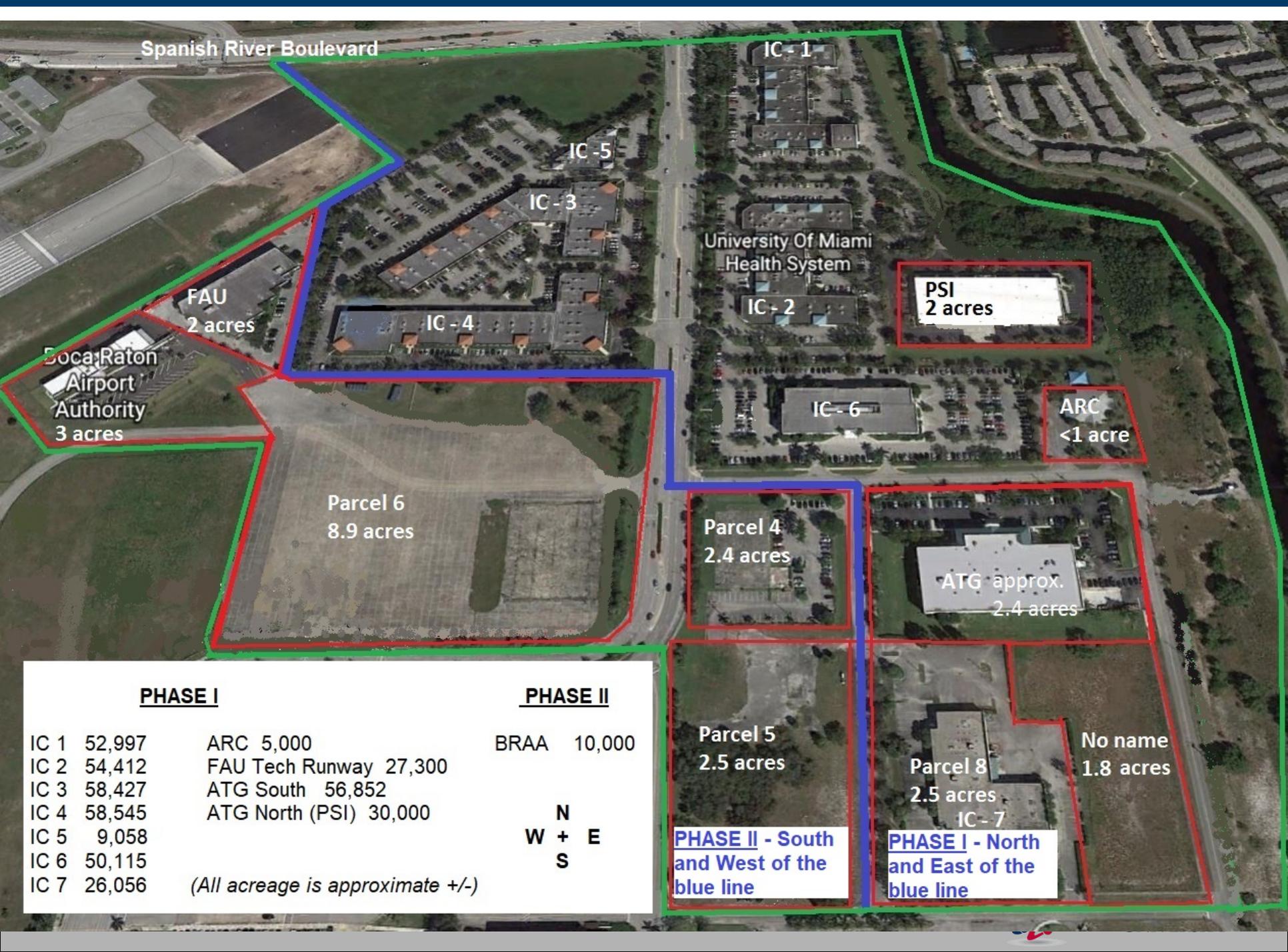
FAU Tech Runway

Predator (ATG)

JA Holdings (ATG)

Maric No Name

End User Tenants



Spanish River Boulevard

IC - 1

IC - 5

IC - 3

University Of Miami Health System

IC - 2

PSI
2 acres

FAU
2 acres

IC - 4

Boca Raton
Airport
Authority
3 acres

IC - 6

ARC
<1 acre

Parcel 6
8.9 acres

Parcel 4
2.4 acres

ATG approx.
2.4 acres

PHASE I

PHASE II

IC 1 52,997
IC 2 54,412
IC 3 58,427
IC 4 58,545
IC 5 9,058
IC 6 50,115
IC 7 26,056

ARC 5,000
FAU Tech Runway 27,300
ATG South 56,852
ATG North (PSI) 30,000

BRAA 10,000

N
W + E
S

(All acreage is approximate +/-)

Parcel 5
2.5 acres

**PHASE II - South
and West of the
blue line**

Parcel 8
2.5 acres
IC - 7

**PHASE I - North
and East of the
blue line**

No name
1.8 acres





University-Industry Initiatives

-  Bring innovators together with researchers to develop new products
-  Promote/support undergraduate research
-  Share scientific equipment



Strong Industry / Academia Partnerships

-  **Dioxide Materials / I-SENSE**
 - Department of Energy joint grant
-  **University MRI / Center for Complex Systems**
 - Sharing of equipment valued at over \$5 million
-  **Biim Ultrasound / Division of Research**
 - Licensing of technology to develop mobile ultra sound
-  **South Florida Radiation Oncology / Department of Physics**
 - Training of medical physicists

Regional Importance 2017 Impacts

- Overall regional economic impact **\$535.6 million**
- Total payroll **>\$67 million**
- Average salary **\$88,315**
- Total investment capital raised **\$387 million**
- FAU interns & graduates employed **192**



Memo

To: Mitchell Fogel, Chair and Authority Members

From: Robert Abbott, Operations Coordinator

Date: April 5, 2018

RE: **Ramp Permit Program**

AGENDA ITEM - 3

As the Board will recall, Airport Management has been working with the aviation tenants to address concerns regarding the number of vehicles accessing and crossing the Air Operations Area. A ramp permit program designed to keep vehicles in their approved tenant areas has been developed with input from the tenants.

Each ramp permit will be valid for a specific tenant area, which will be identified by the ramp permit's color. All vehicles operating within the Air Operations Area will be required to display a ramp permit indicating that it is authorized to access that particular area. Ramp permits will expire at the same time as the permit holder's Airport ID badge and will be renewed annually.

Airport Management will present additional information regarding the program at the Workshop.



Ramp Permit

BRAA

APR **2019**

0000



Ramp Permit

Atlantic Aviation

APR **2019**

1000



Ramp Permit

Signature Flight

Support

APR **2019**

2000



Ramp Permit

RWY 5/23 Condos

APR **2019**

3000



Ramp Permit

Boca Aircraft Owners

APR **2019**

4000



Ramp Permit

Boca Aircraft Owners
and RWY 5/23 Condos

APR **2019**

5000



Ramp Permit

Tower

APR **2019**

6000



Ramp Permit

Contractor

APR **2019**

7000



Ramp Permit

Atlantic Aviation

Temporary

1000



Ramp Permit

Signature Flight

Support

Temporary

2000



Airport Ramp Permit Application

Name → First: _____ MI: _____ Last: _____

Address: _____

Date of Birth: _____ Sex: M F email: _____

Height: _____ Hair Color: _____ Eye Color: _____

Phone → Home: _____ Work: _____ Cell: _____

Drivers Lic. #: _____ DL Issue State: _____ DL Expires: _____

Reason for Need: _____ License Plate # _____

Applicant Declarations: Have you committed a Felony in the last 5 years? Yes No *Do you have a valid Drivers License?* Yes No

Tenant Area:

- Atlantic Aviation Boca Aircraft Owners RWY 5/23-Condos Signature
- Control Tower Airport Authority Other - _____

Organization: _____ Contact Phone Number: _____

Address: _____

Tenant Requested Expiration Date: _____ Other Special Requests: _____

Airport Association:

Hangar Number: _____ (example A-2, Hgr3)

Aircraft Type & Tail Number: _____ (example C172 – N123PA)

Job Title: _____ Job Description (check all that apply): Pilot

- Hangar Owner/Pilot Line Service Ramp Staff Ramp Hostess Fuel Truck Operator
- Aircraft Maintenance Ramp Services Company Independent Mechanic FBO Management
- Airport Authority Security ATC Controller Temporary Contractor _____

I have read and understand the Terms & Conditions listed on the back side of this application form and will comply with my responsibilities governing gate access and Ramp Permits. I also agree to comply with the Airport Rules, Regulations and Policies, and all applicable Federal State, County and City laws and Ordinances. I hereby certify that there are no misrepresentations, omissions, falsifications in the information I have provided. I further understand that my failure to adhere to the Terms & Conditions, the Airport Rules & Regulations, and all applicable Federal, State, County and City Laws and Ordinances will result in the termination of my Gate access, ID Card, Ramp Permit, revocation of airport driving privileges, and/or removal from Airport Property.

Ramp Permit Holder- Print Name Signature Date

Organization **“Signature Authority”** Authorization: Gate # _____ Access

SA -Print Name Signature Date

By signing this ramp permit request I certify that the individual has an operational need to drive on the specified tenant area, posses a valid driver's license, and is qualified to obtain access to the secure areas of the Airport.

Terms & Conditions – for Boca Raton Airport Ramp Permits.

1. The Air Operations Area (AOA) is restricted for both safety and security. All vehicles within the AOA must display a Ramp Permit which is to be hung from the rear-view mirror at all times. Except for passengers enplaning and deplaning aircraft, the general public (even contractors) is prohibited from the AOA unless escorted by an authorized ID Card holder with a current ramp permit. Contractors and Guests must remain within visual contact of their authorized escort at all times. Contractors or guests cannot be left alone for any period of time, this will result in the potential termination of access to the escorting badge/ramp permit holder and the removal of all involved from Airport property.
2. Ramp Permits do not provide authorization to be on active runways, taxiways, and safety areas (Movement Area).
3. Upon entering or exiting a vehicle gate, you will wait for the gate to completely close before proceeding and prevent any un-authorized persons or vehicles from entering the Airport Secure Areas and the Airport Operations Area (AOA). Only one vehicle at a time thru the gate and no "Piggy-Backing".
4. Ramp Permits are specific to individual tenant areas. Driving across the ramp areas of other tenants is prohibited. Any vehicle found outside of their approved area for any reason will have their gate access and ramp permit revoked.
5. Persons with access to more than one hangar, or tenant area, agree to exit the first tenant area to the un-secure (Airport Road) side of the Airport and re-enter the other tenant area via the closest gate to the second tenant area.
6. Ramp Permits are not transferable between parties. Your permit is issued to you and only you are authorized to use it. You agree that you will not give or let someone else use your Ramp Permit.
7. Tenant areas with specifically marked ground vehicle driving paths will be utilized to maintain aircraft and ground vehicle separation.
8. You agree that you will return your Ramp Permit when you no longer have an operational need to drive on the AOA.
9. On the AOA exercise extreme caution while driving, and look out and listen for aircraft at all times. The Speed Limit on the AOA is 15 miles per hour. Erratic driving or excess speed is prohibited.
10. Aircraft and Pedestrians have the right of way over any ground motor vehicle.
11. Ground motor vehicles must park in designated parking areas only. The Aircraft Parking Apron and Tie-Down Spaces are not designated ground vehicle parking areas.
12. The Executive Director and staff have the right to tow or otherwise move any motor vehicle for reasons of safety, security, parking in unauthorized areas, abandonment, and law enforcement assistance or official investigation.
13. The driver of any vehicle involved in an accident on the AOA shall stop and render assistance at the scene. Pilot or Driver details including names, address, license number, insurance information, names of others involved and phone contacts will be given to any witness, police/security officer and airport officials upon request. Any accident must be reported to Airport Management.
14. BCT reserves the right to revoke any gate access authorization where such action is determined to be in the best interest of airport security or safety.
15. I hereby release the Boca Raton Airport Authority from any and all causes of actions, torts, damages, judgments, claims, rights and demands that may arise in connections with the issuance, use and termination of this Ramp Permit.

