




**City of Venice
City Manager's Report
Agenda Item Request**

DATE: February 17, 2016

TO: Ed Lavallee, City Manager

FROM: Christopher Rozansky, C. M., Airport Director 

CITY COUNCIL MEETING DATE: February 23, 2016

SUBJECT: Resolution No. 2016-08 Authorizing the City of Venice, Florida to Execute a Joint Participation Agreement for Project Number 438750-1-94-01 with the Florida Department of Transportation for \$140,000 to Design and Construct Terminal Building

Background:

The current Airport Administration Building was constructed in 1989 and no longer meets the needs of the department for many reasons, including:

- The second floor of the building cannot be used to serve the general public, as there is no elevator access. The Airport has unsuccessfully solicited for lease of that space since it was vacated by the previous tenant in 2009;
- The staff break room is now utilized for file/supply storage and also serves as a meeting room for up to 6 people. A vacant second floor room has occasionally been used for larger meetings, but is not well-suited due to the lack of an elevator and, if this space were leased, meetings would have to take place off-site;
- A second floor office has also been converted to file storage and is no longer available for lease;
- The aircraft operations counting system that was installed in 2009 requires secure space for a server, which is currently located in the corner of an office that is open to the public;
- The addition of Automated Weather Observation System (AWOS) equipment in 2011 filled valuable office space previously used by Airport staff;
- Addition of the Property Administrator position required use of an office previously used for the copier and file/supply storage;
- The current facility is not equipped to serve the flight planning needs of t-hangar and tie down customers. There is no public space for customers to meet/stage passengers, search weather conditions, submit FAA flight plans, etc. Tenants frequently inquire as to whether we have space for this purpose.

Additionally, an evaluation of the existing building was completed in 2007 and noted numerous maintenance concerns that included a minor roof leak and window repairs. It was also noted that the facility

had no hurricane protection. Preliminary cost estimates to modernize the facility were about \$400,000, or approximately \$90 per square foot for the 4,400 square foot facility, only one floor of which could be used to serve the public.

Finally, the location of the existing administration office is ideally suited for a hangar facility that would provide additional income to the Airport in the form of rent. Proximity to the public roadway, public utilities and the recent taxiway improvements make this site even more attractive as few other locations exist along Airport Avenue for development of a new hangar facility. The administration office does not require direct access to a taxiway.

A replacement administration building would resolve these issues and help the Airport to become a "top-notch general aviation facility" as stated in the fiscal year 2016 strategic plan. To achieve this goal, the Florida Department of Transportation has offered grant funding of \$140,000 to begin the design process, with additional funding anticipated in 2017 to complete the construction, with a total project cost of \$1,140,000.00.

City Attorney:

The City Attorney has reviewed and approved Resolution No. 2016-08 and Joint Participation Agreement No. 438750-1-94-01.

Requested Action:

Staff requests City Council approval of Resolution No. 2016-08 Authorizing the City of Venice, Florida to Execute a Joint Participation Agreement for Project Number 438750-1-94-01 with the Florida Department of Transportation for \$140,000 to design and construct a terminal building.

Funds Availability:

Funds are budgeted in account 401-0970-542.62-00.

Attachments:

Resolution No. 2016-08
Joint Participation Agreement