


MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of March 15, 2018

TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

FROM: Chris Ballestra, Director, Enterprise Facilities Department 

SUBJECT: An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA") for the Southwest Hangar Redevelopment Project (Project #14168), to be executed by the City, as a requirement for receipt of Florida Department of Transportation ("FDOT") funds ("Grant") including but not limited to the Aviation Program Assurances ("Grant Assurances"), which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$1,600,000; approving a loan of \$400,000 from the Economic Stability Fund (0008) to the Airport Capital Fund (4033) to provide the City match; approving a supplemental appropriation in the amount of \$2,000,000 from the increase in the unappropriated balance of the Airport Capital Fund (4033) resulting from these additional revenues to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

EXPLANATION: Section 1.02 (c) (5) B of the St. Petersburg City Code authorizes City Council, by a single ordinance dealing with only a single encumbrance, receiving a public hearing and receiving an affirmative vote for at least six (6) members of City Council, to permit the recording of encumbrances on Albert Whitted Airport as follows:

Encumbrances or restrictions of up to twenty years for that property or portions of that property generally known as Albert Whitted Airport which would restrict the use of that property, or portions of that property, to airport uses each time such a restriction is executed. The Albert Whitted property is generally described as:

All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida

The Airport has secured multiple grant funding opportunities through the Florida Department of Transportation ("FDOT") within the last few years to complete major improvements to the airport including bulk hangars, t-hangars, shade hangars and aircraft ramp improvements. The majority of the improvements will include the replacement of existing, older facilities, such as Hangar #2 and T-Hangars #5, 6, 7, & 8, which have well outlived their life-cycles. However, when all phases are completed, there should be a net increase of bulk hangar storage capacity on the airport by $\pm 25,000$ sq/ft as well as the availability of additional shade hangars. Some of the existing aircraft ramp areas will also be improved as part of this project to correct design deficiencies, handle aircraft displacement and increase overall surface parking capacity.

This grant will be the sixth (6th) acceptance of grant funds for the Southwest Hangar Redevelopment Project and provides an additional \$1,600,000. FDOT funding provides an eighty percent (80%) match toward the total cost of both design and construction costs. The City's twenty percent (20%) match of \$400,000 is being provided through a loan from the Economic Stability Fund (0008).

In 2015 the City established a formal loan agreement with the Airport which included past operating and/or capital funds. The Airport's Loan balance is paid back in annual installments from the Airport Operating Fund (4031). Based on historical and projected annual payback, it is estimated that this loan will extend the payback period by approximately two (2) years.

The design of the project is significantly completed with the plans currently in final review/quality control with City Engineering. It is expected the project will go out to bid late spring 2018 with the first phases of construction starting later in the year. Exhibit "A", which is attached to this memorandum, provides a conceptual depiction of the primary project area and the various phases.

An additional grant opportunity will become available in FY19 to provide the final funding to complete all the construction phases. A separate ordinance for this grant would be brought for Council approval when awarded by FDOT. Administration continues to explore opportunities to identify match funding for the final grant.

A First Reading of the ordinance was held on March 1, 2018

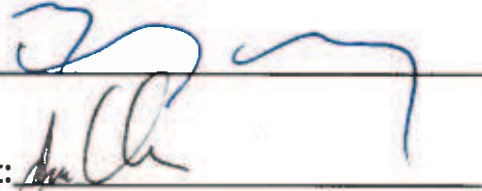
RECOMMENDATION: Administration recommends that City Council adopt An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA") for the Southwest Hangar Redevelopment Project (Project #14168), to be executed by the City, as a requirement for

receipt of Florida Department of Transportation ("FDOT") funds ("Grant") including but not limited to the Aviation Program Assurances ("Grant Assurances"), which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$1,600,000; approving a loan of \$400,000 from the Economic Stability Fund (0008) to the Airport Capital Fund (4033) to provide the City match; ; approving a supplemental appropriation in the amount of \$2,000,000 from the increase in the unappropriated balance of the Airport Capital Fund (4033) resulting from these additional revenues to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

Cost/Funding/Assessment Information: Funding will be available after a supplemental appropriation in the amount of \$2,000,000 from the increase in the unappropriated balance of the Airport Capital Fund (4033) resulting from these additional revenues to the Southwest Hangar Redevelopment Project (14168). Pursuant to the JPA the City will receive funding from the FDOT in the total amount of \$1,600,000 which will be used to cover up to eighty percent (80%) of the total design and construction costs of the Southwest Hangar Redevelopment Project (#14168). The City's twenty percent (20%) match of \$400,000 is provided through a loan from the Economic Stability Fund (0008). This amount will be added to the Airport's current loan balance which is paid back annually from the Airport Operating Fund (4031). It is estimated that this amount will extend the loan period by two (2) years. The Airport Interfund Loan was established through City Council Resolution #2015-202.

Approvals:

Legal:



Administration:

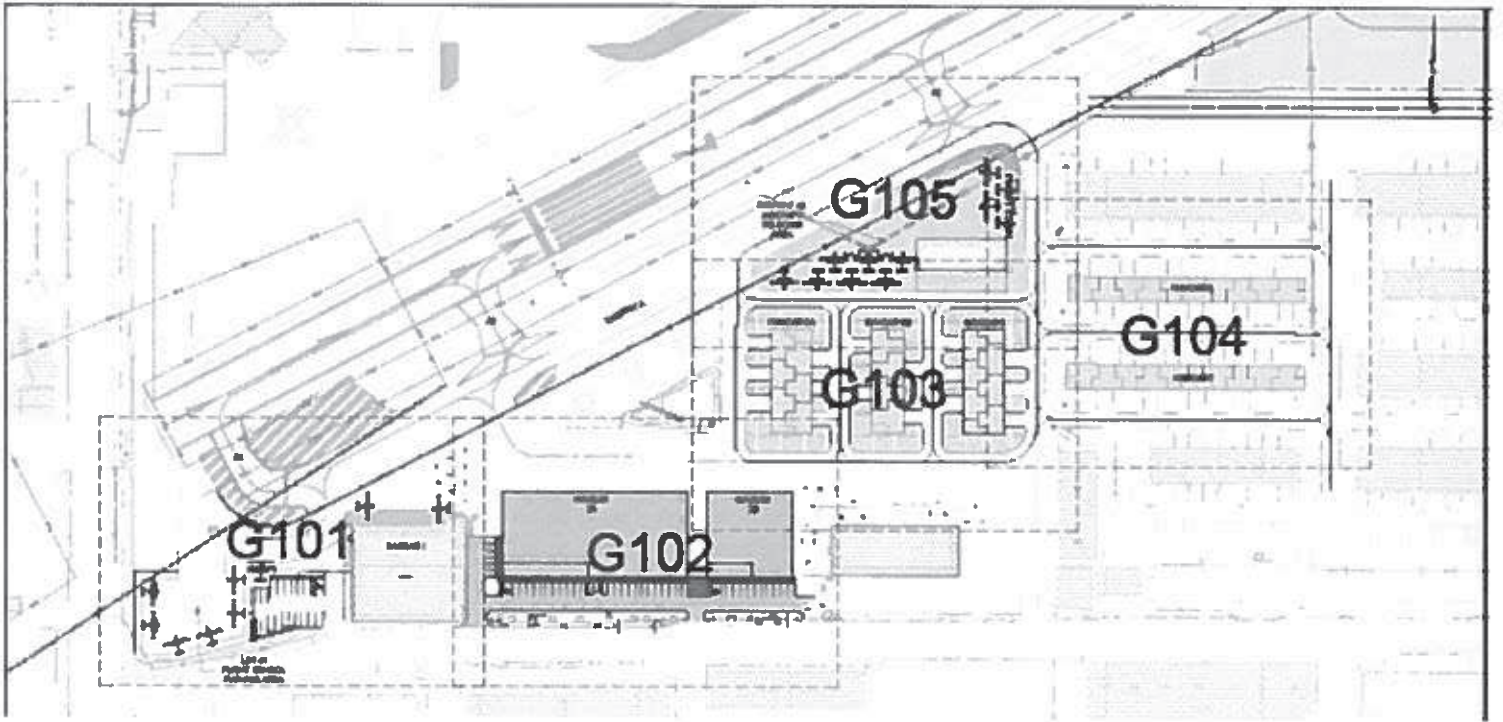


Budget:



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EXHIBIT "A": SOUTHWEST HANGAR REDEVELOPMENT PROJECT AREA



Ordinance No. _____

An Ordinance in accordance with Section 1.02(c)(5)B., St. Petersburg City Charter, authorizing the restrictions contained in the Joint Participation Agreement ("JPA") for the Southwest Hangar Redevelopment Project (Project #14168), to be executed by the City, as a requirement for receipt of Florida Department of Transportation ("FDOT") funds ("Grant") including but not limited to the Aviation Program Assurances ("Grant Assurances"), which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to accept the Grant in an amount not to exceed \$1,600,000; approving a loan of \$400,000 from the Economic Stability Fund (0008) to the Airport Capital Fund (4033) to provide the City match; approving a supplemental appropriation in the amount of \$2,000,000 from the increase in the unappropriated balance of the Airport Capital Fund (4033) resulting from these additional revenues to the Southwest Hangar Redevelopment Project (14168); authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Albert Whitted Municipal Airport ("Airport") is defined by the City of St. Petersburg, Florida, City Charter Section 1.02(c)(5) B. as: All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida.

Section Two. The Florida Department of Transportation ("FDOT") has offered the City a grant in the amount of \$1,600,000 ("Grant") which will be available for the following project on the Airport: Southwest Hangar Redevelopment Project (Project #14168). The Grant provides an eighty percent (80%) match toward the total cost of the project.

Section Three. The restrictions which are set forth in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Program Assurances ("Grant Assurances") and any additional Supplemental Joint Participation Agreements ("JPAs") to be executed by the City, are a requirement for receipt of the Grants in an amount not to exceed \$600,000 for the project described in Section Two of this ordinance, which *inter alia* require, that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment not to exceed 20 years from the effective date of the JPA are authorized.

Section Four. A loan of \$400,000 from the Economic Stability Fund (0008) is transferred to the Airport Capital Fund (4033) and appropriated to the Southwest Hangar Redevelopment Project (Project #14168) for the City's twenty percent (20%) match toward the total cost of the project.

Section Five. The Mayor or his designee is authorized to accept the Grant from the FDOT in the amount of \$1,600,000.

Section Six. The balance of the Airport Interfund Loan, established through City Council Resolution 2015-202, is increased by \$400,000.

Section Seven. That there is hereby approved from the increase in the unappropriated balance of the Airport Capital Fund (4033) resulting from these additional revenues the following supplemental appropriation for FY18:

Airport Capital Fund (4033)	
Southwest Hangar Redevelopment Project (14168)	\$2,000,000

Section Eight. That there is hereby approved the the following transfer from the unappropriated balance of the Economic Stability Fund (0008) to the Airport Capital Improvement Fund (4033) for FY18:

Economic Stability Fund (0008)	
Transfer to: Airport Capital Improvement Fund (4033)	\$400,000

Section Nine. The Mayor or his designee is authorized to execute all documents necessary to effectuate this ordinance.

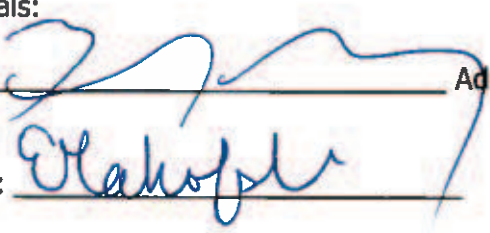
Section Ten. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section Eleven. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Section Twelve. Expiration. In the event the FDOT fails to award the grant set forth in Section Two, above, within one year of the effective date of this ordinance, this ordinance shall expire.

Approvals:

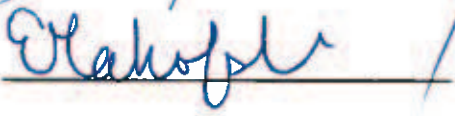
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