



LEE COUNTY PORT AUTHORITY

The Lee County Port Authority invites applications for
Senior Manager, Properties

Southwest Florida International Airport (RSW)

Page Field (FMY)

Fort Myers, Florida

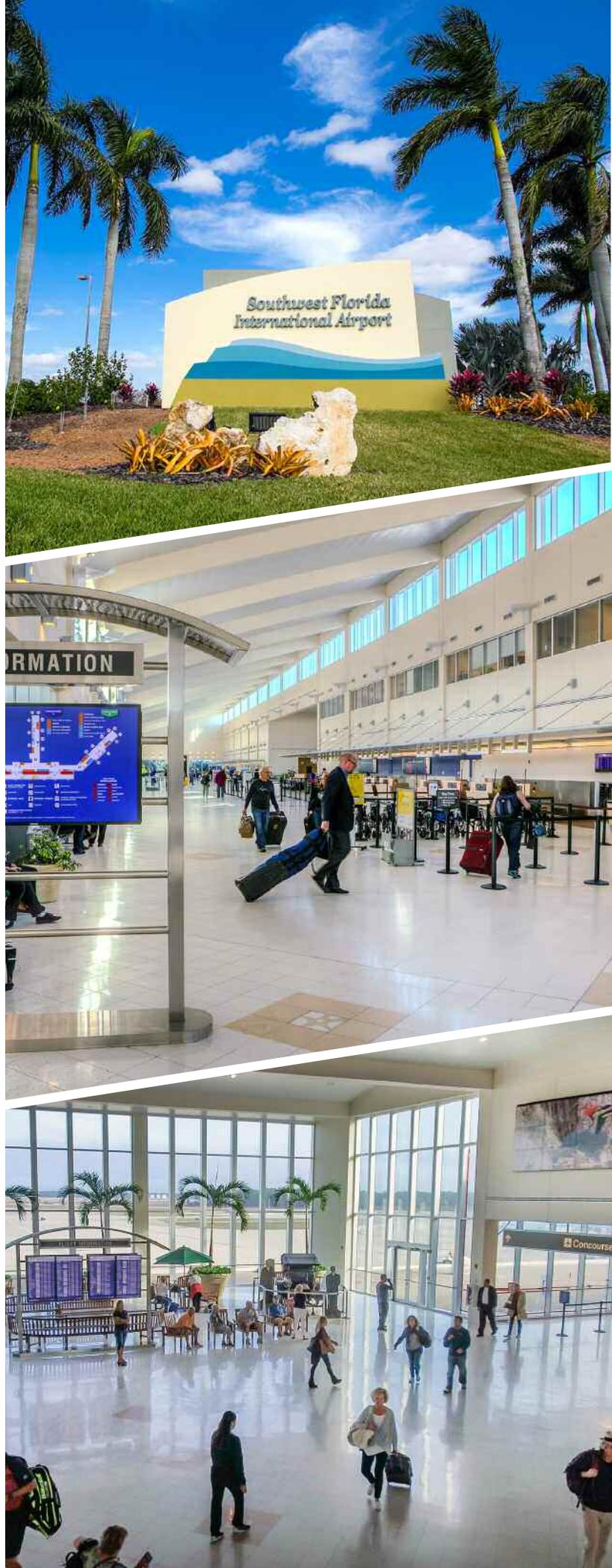
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The Airport

The Lee County Port Authority (LCPA) owns and operates **Southwest Florida International Airport** (RSW) and **Page Field** (FMY) in Fort Myers, Florida. The Port Authority is operated under the supervision of the Lee County Board of Port Commissioners and a board-appointed Airports Special Management Committee. The leadership has been responsible for the unprecedented success of the airports and is committed to continued growth and development of the region's air transportation system. LCPA has more than 370 employees between RSW and FMY, which are located 12 miles apart and encompass more than 14,000 acres of land. LCPA operates as an enterprise fund, supported by revenue generated from its operations without the use of ad valorem tax dollars.

Southwest Florida International Airport was certified for operation in May 1983 and is one of the newest airports in the nation. RSW serves a five-county air trade area of Southwest Florida and is the front door to some of the most beautiful and unique destinations in the world, including Fort Myers, Sanibel, Captiva, Bonita Springs, Cape Coral, Estero, Fort Myers Beach, Naples, Marco Island, the Everglades, Charlotte Harbor and the Gulf Islands as well as other points available along Florida's Gulf Coast.

Southwest Florida International Airport served nearly 9.4 million passengers in 2018, is in the top 50 U.S. airports for passenger traffic and fifth largest in the state of Florida. Fourteen airlines serve RSW with more than 50 nonstop domestic and international destinations. Positive growth continues in 2019 with year-over-year increases of more than 9 percent, which indicates the appeal for travel to Southwest Florida as well as continued support and good relationships with our airline partners in maintaining a strong complement of flight schedules to accommodate demand.





The Airport *(continued)*

Current projects at RSW are the modernization of ticket counters and gates, the expansion of the terminal with a consolidated checkpoint and new concession program, as well as the construction of a new Airport Traffic Control Tower.

Southwest Florida International Airport has significant land and non-aeronautical development opportunities at Skyplex, which consists of 1,100 acres on the north side of the runway available for non-aviation and aviation businesses. In the past two years, Skyplex has experienced development from several regional and national firms including a Publix-anchored shopping center and Class A office space with Gartner, Inc.

The annual operating budget in fiscal year 2018-19 for RSW was \$125.5 million. A 2018 Florida Department of Transportation Economic Impact Study shows RSW's total contribution to the region's economy, through direct and indirect sources, is \$8.4 billion annually.

Southwest Florida International Airport is a six-time recipient of Florida Department of Transportation's Commercial Service Airport of the Year Award. RSW also ranks highly in medium-sized airports for traveler satisfaction in the annual J.D. Power North American Airport Satisfaction Study. In addition, the airport has been recognized by regional, state and national industry organizations for numerous construction, environmental, safety and communications projects.



General & Business Aviation

Page Field is located in the heart of Fort Myers just south of downtown, and is Southwest Florida's premier business and general aviation airport. Page Field provides services to corporate, commercial and private aviators through their business arm and fixed-base operator, Base Operations, which is operated by the Lee County Port Authority. As the Federal Aviation Administration-designated reliever airport for Southwest Florida International Airport, Page Field is vital to the air transportation system in Southwest Florida. In 2018, FMY accommodated more than 98,000 air operations and is a thriving community airport home to more than 320 privately operated aircraft, 189 T-hangars, three bulk hangars and 16 on-field businesses.

The cornerstone of Page Field is Base Operations, a modern, state-of-the-art aviation complex completed in 2011. The new 22,613-square-foot facility provides modern, state-of-the-art amenities to support business and general aviation. It includes a new parallel taxiway, 600,000 square feet of adjacent ramp space for business aircraft parking, a 24,000-square-foot multi-use hangar and a new fuel farm. Recently, both of Page Field's runways and associated taxiways were completely rehabilitated. A new 25,000-square-foot multi-use hangar with ramp space and tenant offices is opening in late-August 2019.

The total contribution from airport operations to the region's economy is more than \$385 million annually according to the Florida Department of Transportation 2018 Economic Impact Study. Page Field has been awarded the FDOT General Aviation Airport of the Year Award three times. In addition, Base Operations at Page Field has ranked among the top 10 percent of all fixed-base operators in the Americas by Aviation International News for seven consecutive years.





Lee County

The Community

Southwest Florida encompasses a five-county area with 1.3 million residents. Lee County is a 785-square-mile metropolitan area along the Gulf Coast of Florida and the focal point of the region with more than 760,000 residents. In addition to mild weather and a tropical landscape, the area is one of the top travel destinations in the United States with more than 50 miles of white-sand beaches, including more than 100 barrier and coastal islands, along the warm waters of the Gulf of Mexico. Southwest Florida has some of the most pristine beaches in the U.S. and is world-renowned for shelling, bird watching and sand sculpting. There are scenic back bays, miles of coastline and picturesque rivers for exceptional year-round kayaking, boating, fishing and water sports. The area has a thriving arts community, music and theater, historical attractions and an abundance of beautiful golf courses. Nature lovers can experience a diverse ecosystem in our many parks, wildlife refuges and gardens. In short, Fort Myers is a great place to live, work, raise a family and grow a business!



Historically, tourism, construction and agriculture were the driving forces in Southwest Florida's economy, but new opportunities are expanding and diversifying the local economy. Southwest Florida continues to attract corporate headquarters, advanced manufacturing, financial and professional services and information technology. From Chico's, Gartner, Arthrex, Universal Trailer Holdings Corp., Camuto Group and Fortune 500 Hertz Global Holdings, businesses are relocating to the region or expanding their operations. The cost of living in Lee County is below the national average and there is no personal income tax in the state of Florida.



Lee County has a premier integrated health care system that continues to grow. Lee Health is the fourth-largest public health system in the U.S. and largest public health system in Florida. It offers four acute care hospitals and two specialty hospitals, as well as outpatient centers, walk-in medical centers and primary care physician offices. Southwest Florida is also home to a wide variety of top health care institutions with specialties ranging from cardiology to orthopedics.

The Community *(continued)*

The Lee County School District is the ninth-largest district in Florida and the 33rd largest in the nation with more than 93,000 students in grades K-12. The district has an open-enrollment system, which allows parents to choose where their children attend school.

Lee County is home to eight colleges and universities such as Florida Gulf Coast University, Florida SouthWestern State College, Hodges University and more, offering a diverse range of undergraduate and graduate programs. In addition, there are several high-tech training centers and vocational campuses in the region. All are training today's students for tomorrow's jobs.

The region is on the move with all the ingredients for success – a comprehensive higher education system, diverse population, skilled workforce, low crime rate, affordable cost of living, appealing quality of life and a world-class airport.

Arts & Culture – Lee County offers many cultural and historical experiences and a diverse arts community. Residents and visitors can enjoy national tours or artists in concert, community theaters, explore museums and historical homes, browse art galleries or take your family to one of the many local festivals.

Since 1961, the Southwest Florida Symphony has been a vibrant part of the Fort Myers cultural scene by providing a variety of quality concerts with professional musicians. The symphony enriches our community with the joy of music and a commitment to inspire audiences.

The Florida Repertory Theater is well-known for its eclectic performances. The Rep is located in the Arcade Theatre, a 1908 vintage building, representing the charm and splendor of early Florida. Originally used as a Vaudeville house, this very auditorium is where Thomas Edison, along with his friends Henry Ford and Harvey Firestone, saw his first films.



Art & Culture





The Community *(continued)*

Visitors to the Edison and Ford Winter Estates in downtown Fort Myers will enjoy 20 acres of historic buildings and gardens, the Edison Botanic Research Lab and the Edison Ford Museum. The property has nine buildings listed on the National Register of Historic Places. The 1929 historical landscape can be enjoyed throughout the property, including the award-winning Moonlight Garden. The Edison Ford Museum has hundreds of inventions, artifacts and special exhibits.

Sports – For the sports minded, Southwest Florida hosts almost every type - from little league to major league baseball. Some of the best facilities in the country are found here - from outdoor stadiums to state-of-the-art, multi-sport indoor facilities. Fort Myers is the Spring Training home of the Boston Red Sox and Minnesota Twins baseball teams. Fans can enjoy minor league hockey and baseball teams, arena football, as well as local university and college athletics. In addition to the many traditional sports, there are numerous parks and venues for special events unique to the region such as canoe and kayak trails, archery and ranges, swimming and more.

Restaurants & Shopping – With its relaxed atmosphere and location on Florida’s Gulf Coast, there is a wealth of dining choices in Lee County.

From waterfront fresh seafood houses, to downtown bistros and bars, to formal white tablecloth restaurants, visitors and residents can dine and entertain at more than five nearby large shopping complexes. Visitors can indulge in a variety of shopping – from colorful galleries, flea markets, open-air outlet malls and high-end retailers. You can also enjoy local beach or waterfront and ethnic specialty restaurants or

head to the River District in downtown Fort Myers for all types of dining and nightlife.

Important Links

- [Southwest Florida International Airport](#)
- [Skyplex](#)
- [Page Field](#)
- [Base Operations Page Field](#)
- [The Beaches of Fort Myers & Sanibel](#)
- [Lee County Economic Development Office and/or Southwest Florida Economic Development Alliance](#)

The Position

The Senior Manager, Properties will negotiate, prepare, and direct the negotiation and preparation of leases, license and permit agreements, and other contracts with current and future tenants and other business partners leasing space at, or doing business at Southwest Florida International Airport or Page Field, including but not limited to airlines, concessionaires, service companies, and various types of aeronautical and non-aeronautical businesses. The incumbent will participate in, coordinate, manage, and help oversee requests for letters of interest (LOIs), requests for proposals (RFPs), and requests for bids (RFBs) pertaining to various airport concessions and other leases, from initial development of strategy and documents, through drafting, review, revisions, coordination with Purchasing and other departments, public pre-bid or pre-proposal meetings, addenda, award, and leasing. Further duties will include reviewing and evaluating tenants' and permittees' insurance coverages and financial guarantees such as letters of credit and surety bonds, and assessing financial risks in all phases of the Authority's activities and recommending the most advantageous methods of mitigation.

Position Preferences

- A minimum of five years of management experience in property development/real estate or commercial management. Airport or Airline experience preferred.
- Bachelor's degree in one of the following: airport management, business/business administration, economics, finance, public administration or related field.

Salary & Compensation

The starting salary range for this position is \$79,512 to \$103,365 and is accompanied by a very attractive benefits package.

How to Apply

To apply online for this position, [click here](#).

**Deadline for applications:
Friday, August 30, 2019**

Project Manager: **Kenneth Gwyn, AAE**
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