

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

**Thursday, January 22, 2009 –5:00 p.m.
Airport Passenger Terminal – Board Room
Monthly Meeting
Highlights**

Call to Order by the Chair: Chair Kinnon Thomas called the meeting to order at 5:07 p.m.

Invocation: Mr. Ian Fletcher delivered the invocation.

Pledge of Allegiance: Chair Thomas led the Pledge of Allegiance.

Authority Members Present at Roll Call: Billy Brashear, William Breeze, Ian Fletcher, Mark Goldstein, Win Phillips, Remzey Samarrai, Kinnon Thomas and Janet Woods were present.

Peter Johnson arrived at 5:10 p.m.

Ex-officio member Brent Christensen was present.

City of Gainesville liaison Erik Bredfeldt arrived at 5:30 p.m.

Determination of a Quorum: It was determined that a quorum was present at roll call.

Approval of Meeting Highlights for December 11, 2008

Dr. Brashear moved approval of the monthly meeting highlights for December 11, 2008. Mr. Breeze seconded the motion. Motion passed.

Adoption of the Agenda

Dr. Brashear moved to adopt the agenda. Dr. Phillips seconded the motion. Motion passed.

Citizens' Input – Non-agenda Items - None

Airport Authority Input – Non-agenda Items - None

Consent Agenda - None

Airport Business:

Information Items:

Mr. Penksa reported that staff received a message from TSA to advise that the Department of Homeland Security is preparing to pay rent due in the amount of \$19,320 to the Airport for storage space for hurricane preparedness supplies. Staff anticipates receiving payment in February.

Mr. Penksa reported that staff has developed a draft café operation lease for further review by RD Air Services and GACRAA's attorney. Staff recently met with RD Air Services to discuss the lease terms and

no major obstacles are expected. The new restaurant will be called "Flying Tiger Café" and will open as soon as permits are received (February or March).

Mr. Penksa reported that staff has received a copy of a Phase I study conducted to determine if Army ordnance exists on the former horseshow ground site on Airport property. The study indicates a high possibility of some ordnance on the property in the area where the new access road will be located and further examination is recommended. Staff will confer with FDOT on how best to proceed with further physical examination and clean-up of the site as well as funding eligibility.

Mr. Penksa reported that the City has approved modifications to the emergency exit doors in the atrium area. The modifications have been permitted and should be complete by 1/23/09. These doors will no longer be required as emergency doors. A mag lock will be installed to address TSA concerns. The revolving doors will need to be monitored at certain times throughout the day. Staff has submitted a grant application to TSA to help with terminal security costs.

Mr. Penksa reported that staff has received engineering proposals for the multi-modal facility project and is evaluating alternatives that will be reviewed with the Facilities and Planning Committee.

Mr. Penksa reported that staff is now working with a local environmental firm to locate affordable private mitigation land within the county and SJRWMD watershed. Staff has asked the City to continue to look at options for cooperative purchase. SJRWMD will not issue new permits involving wetland impacts until the previous obligation is resolved.

Mr. Penksa reported that ITT has notified staff that FAA would like to proceed with construction of the ADS-B tower at the ARFF building site. The tower will be sited so as not to inhibit future expansion of the ARFF facility. Construction is expected to take place in the last two weeks of July 2009 and commission is expected to occur in mid-February 2010.

Mr. Penksa reported that the Hatchet Creek developer has engaged a local firm to assist in permitting a residential complex on the property zoned for R-1. The new plan proposes 700-800 residences, most within the new 60 DNL zone. A Neighborhood Workshop was held on December 23, 2008. The developer has not withdrawn his original application for the P.U.D. on the entire property. Mr. Penksa noted that the City Commission will take up the Hatchet Creek issue at its meeting on January 26.

Mr. Goldstein encourage GACRAA members to attend the January 26 City Commission meeting to support the Airport's position regarding land use adjacent to the Airport.

Mr. Penksa reported that the FAA has not yet issued final comments on the Part 150 Study – Phase 1 documents but has asked for some changes in the way some Noise Exposure Maps are depicted. The consultant promptly made the requested changes. At present, staff anticipates FAA review to be completed by mid-February 2009.

Mr. Penksa reported that the storm drain pipe beneath Taxiway B is being replaced. Old pavement on T/W A-1 and B west of R/W 7-25 has been removed and the areas are being prepared for paving. Electrical work on the new LED edge light system continues.

Mr. Penksa reported that staff met with Tailwinds, the food and beverage concessionaire, on January 8. He stated that Tailwinds has an on-site manager who is coordinating all aspects of permitting and installing the concessionaire's equipment. The concessionaire expects all improvements to be complete and ready for operations by April 1st but is hoping to open sooner.

Mr. Penksa reported that Cox Communications has agreed to sponsor seating for the twelve (12) countertop internet stations in the terminal. The Airport will order seating that will match the tables and chairs purchased by Tailwinds for the food and beverage concession.

Mr. Penksa reported that the load factors and airline traffic are higher than budgeted. He noted that Delta Connection has recently added capacity and is now operating eight (8) flights per day.

Finance Report

Mr. Matt Lyons, CFO/Business Manager, reviewed the Finance Report for the period ending November 30, 2008. He reported the following results:

Revenue	November Year-to-Date Actual (2 mos.)	November Year-to-Date Budget (2 mos.)	Variance Over / (Under)
Total Operating Revenue	\$766,763.72	\$744,708.54	\$22,055.18
Expenses	November Year-to-Date Actual	November Year-to-Date Budget	Over / (Under)
Total Expenses	\$539,567.51	\$571,994.79	(\$32,427.28)
Income (Loss) Before Depreciation and Interest	<u>\$227,196.21</u>	<u>\$172,713.75</u>	<u>\$54,482.46</u>
Interest (Capitalized and Expensed)	\$78,828.16	\$90,500.72	(\$11,672.56)
Income (Loss) Before Depreciation	<u>\$148,368.05</u>	<u>\$82,213.03</u>	<u>\$66,155.02</u>

Mr. Lyons reported that parking lot staff members have stated that patrons are taking advantage of the one-hour free parking to the extent of exiting and re-entering the parking lot near the end of the first hour. Staff will continue to monitor the situation. He reported that the increase in air passenger traffic has not resulted in an increase in parking revenues.

Facilities & Planning Committee Report

Chair Thomas stated that five (5) GACRAA Board members attended the Facilities and Planning Committee meeting that was held on January 13, 2009.

Mr. Penksa reported that the committee endorsed the selection of URS for two projects, RFP 09-002 Apron Crack Sealing and RFP 09-003 Taxiway A Rehab & Crack Sealing. He reported that RFPs for the design of two projects were circulated among the airport’s consultants. He reported that URS, Hanson, and Reynolds, Smith & Hills responded to RFP 09-002 for the design of an Apron Crack Sealing, Seal Coating and Rehab project and that URS, Hanson, Reynolds, Smith & Hills and Passero Associates responded to RFP 09-003 for the design of a Taxiway A Rehab and Crack Sealing project. He stated that staff ranked the proposals and recommended the selection of URS for both projects and that the committee concurred with the selection.

Mr. Penksa reported that the committee discussed the possibility of soliciting proposals from parties interested in developing Parcel # 20, located on the GA side adjacent to the Ryder Truck facility, for aviation use. He noted that Ms. Carolyn Bomberger, owner of Gator Aviation Services, is interested in the site, however she is not willing to fund a taxiway extension of approximately 1,800 feet that would be needed to access the location. Mr. Penksa reported that the committee decided to table the subject until its

next meeting so that staff can determine the estimated cost of extending Taxiway A to provide aircraft access Parcel # 20.

Mr. Goldstein encouraged the Board to give Ms. Bomberger's development plans thorough consideration.

Chair Thomas indicated that the Board needs to consider the cost and funding options of a Taxiway A extension, and also have a clearer idea of what Ms. Bomberger's long-range plans may be for aviation services development.

Mr. Penksa reported that the committee approved staff's recommendations for changes to the Airport Layout Plan (ALP). Among the changes recommended by staff are the additions of facilities built since June 2006 such as the cell tower, electrical vaults, and the RD Air Services and Eclipse Aviation facilities. He recommended adding gate numbers, building addresses and illustrating the locations suitable for future development including the extension of Taxiway A and potential corporate development sites.

Dr. Phillips moved to approve the selection of URS for the RFP 09-002 Apron Crack Sealing and RFP 09-003 Taxiway A Rehab & Crack Sealing projects. Mr. Fletcher seconded the motion. Motion passed.

URS Task Order # 3 – Apron Crack Sealing, Seal Coating and Rehabilitation – Resolution 09-004

Mr. Penksa reported that the Apron Crack Sealing, Seal Coating and Rehabilitation project for the General Aviation and Commercial Aprons will be subject to receiving "Federal Stimulus Package" funding and is contingent on an independent fee estimate and FAA and legal counsel review.

Dr. Phillips moved to adopt Resolution 09-004 authorizing execution of Task Order # 3 with URS Corporation for the design and bid phase associated with the Apron Crack Sealing, Seal Coating and Rehabilitation of the General Aviation and Commercial Aprons and WWII Hangar Drainage Project. Mr. Breeze seconded the motion. A roll call vote followed: Dr. Brashear – aye, Mr. Breeze – aye, Mr. Fletcher – aye, Mr. Johnson – aye, Dr. Phillips – aye, Mr. Samarra – aye, Ms. Woods – aye and Mr. Thomas – aye. Motion passed 8-0. (Note: Mr. Goldstein had stepped out of the room prior during this discussion and was not present.)

URS Task Order # 4 – Taxiway A Rehabilitation and Crack Sealing – Resolution -09-005

Dr. Phillips moved to adopt Resolution 09-005 authorizing execution of Task Order # 4 with URS Corporation for the design and bid phase associated with the Taxiway A Rehabilitation Project. Ms. Woods seconded the motion. A roll call vote followed: Mr. Breeze – aye, Mr. Fletcher – aye, Mr. Johnson – aye, Dr. Phillips – aye, Mr. Samarra – aye, Ms. Woods – aye, Dr. Brashear – aye, and Mr. Thomas – aye. Motion passed 8-0. (Note: Mr. Goldstein had stepped out of the room prior during this discussion and was not present.)

Assignment of Eclipse Aviation Lease Agreement – Resolution 09-006

Chair Thomas reported that the company that proposes to purchase Eclipse Aviation Corp. has requested a lease assignment for the Eclipse Aviation Service Facility with all existing terms, conditions and covenants of the Lease, remaining in full force and effect until February 28, 2027.

Mr. Breeze moved to adopt Resolution 09-006 authorizing assignment of Eclipse Aviation Corporation Lease Agreement for an Aircraft Service Center to EclipseJet Aviation International, Inc. Mr. Fletcher seconded the motion. A roll call vote followed: Mr. Fletcher – aye, Mr. Goldstein, Mr. Johnson – aye, Dr. Phillips – aye, Mr. Samarra – aye, Ms. Woods – aye, Dr. Brashear – aye, Mr. Breeze – aye, and Mr. Thomas – aye. Motion passed 9-0.

Air Service Development – American Airlines / American Eagle

Mr. Penksa reported that staff is preparing a proposal to present to American Airlines / American Eagle for service to Miami. He requested approval to provide an incentive package that would include relief from landing fees and exclusive rent for one year and \$50,000 in marketing support. Mr. Penksa stated that staff would pursue the assistance of the Chamber of Commerce and airport users.

Dr. Phillips moved to approve staff's recommendation to provide an incentive package to American Airlines/American Eagle consisting of relief from landing fees and exclusive rent for one year and \$50,000 in marketing support. Ms. Woods seconded the motion. Motion passed unanimously.

Mr. Johnson cited Ms. Danisovszky's good relationship with American's route planners and her persistence in promoting the benefits to the airline of providing Gainesville-Miami service.

Mr. Goldstein left the meeting at 6:10 p.m.

Replacement Hangar Doors

Mr. Penksa reported that staff is pursuing quotes for the engineering, demolition, purchase and installation of replacement doors for the former Day Jet hangar. He stated that staff is pursuing funding for the project, which is expected not to exceed \$100,000 from the FDOT.

Ms. Woods moved to approve staff's proposal to contract engineering and demolition services; to purchase and install new doors; and to pursue FDOT funding for a project that is not expected to exceed \$100,000 in total cost. Mr. Breeze seconded the motion. Motion passed. 8-0.

John C. Hipp Construction - Taxiway B & A-1 Rehabilitation Project – Change Order

Mr. Penksa reported that the drainage pipe under Runway 7-25 has failed. He stated that the following four (4) options are available:

<u>Option</u>	<u>Description</u>	<u>Cost Estimate</u>
1	Hydraulic Cement Mortar	\$46,443.00
2	Internal Gasketed Bands	\$50,283.00
3	Remove and Replace Pipe	\$198,852.00
4	Do Nothing	\$0.00

Staff recommends approval of a change order not to exceed \$198,852 as approved by FAA for AIP discretionary or entitlement funding.

Mr. Johnson moved to approve a change order not to exceed \$198,852 for replacement of approximately 152 feet of drainage pipe beneath Runway 7/25, or make repairs of the pipe not to exceed \$198,852 as approved by FAA for AIP discretionary or entitlement funding, which funding is expected at 95% of the project costs. Ms. Woods seconded the motion. Motion passed. 8-0.

Tenant Reports

Mr. Bill Pokorny, University Air Center, reported that UAC will host a Cirrus open house on February 28.

Mr. Pokorny stated that UAC is now parking all jet aircraft so that the jet blast does not enter the Gator Aviation Service hangar, however, this has decreased available parking space by half. He and Ms. Bomberger are evaluating the effectiveness of this new parking scheme.

Mr. Pokorny noted that the most profitable segment of its fuel sales market is General Aviation. He indicated that the decline in General Aviation fuel sales is not offset by increases in military or airlines sales.

Mr. Pokorny reported that UAC has hired a safety inspection company to review its facilities and processes; he indicated that findings would be shared with GACRAA as needed.

Mr. Pokorny reported that University Air Center and Gulf Atlantic Airlines have recently been ranked as an "A+" business by the Better Business Bureau.

Mr. Scott Branham, RD Air Services, reported that two new jets purchased in August 2008 have been well utilized for charter flights since being put into service. He noted that in January RD Air Services operated three (3) charter flights to the BCS Championship Game in Miami and one (1) charter flight to Washington DC for the presidential inauguration.

Mr. Branham reported that the new Flying Tigers Café should be in operation in 4 – 5 weeks.

Airport Authority Attendance


No issues to report at this time.

Airport Authority Comments - None

Adjournment

There being no further business, Chair Thomas adjourned the meeting at 6:21 p.m.


GACRAA Monthly Meeting



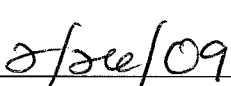
Chair



Date



Secretary/Treasurer



Date