

<p>GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY</p> <p>March 27, 2008 - 5:00 p.m.</p> <p>Gainesville Technology Enterprise Center Main Conference Room Monthly Meeting</p> <p>AGENDA</p>

➔ Please turn off all cellular phones and beepers. ➔

CALL TO ORDER BY THE CHAIR

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

DETERMINATION OF A QUORUM

APPROVAL OF MEETING HIGHLIGHTS

The Airport Authority will review and approve the GACRAA public hearing Highlights of February 28, 2008.

Recommendation: Motion to approve the public hearing Highlights of February 28, 2008 and authorize the Chair and Secretary/Treasurer to execute the documents on behalf of the Airport Authority.

ADOPTION OF AGENDA

CITIZENS INPUT – NON-AGENDA ITEMS

AIRPORT AUTHORITY INPUT – NON-AGENDA ITEMS

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GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
Thursday, February 28, 2008 –5:00 p.m.
Gainesville Technology Enterprise Center (GTEC) – Training Room
Monthly Meeting
Highlights

Call to Order by the Chair

Vice-chair Mac McEachern called the meeting to order at 5:00 p.m. Mr. McEachern presided over the meeting due to the absence of Mr. Johnson.

Invocation: Mr. Bill Pokorny, University Air Center, delivered the invocation.

Pledge of Allegiance: Mr. Dashwood Hicks, aircraft owner, led the Pledge of Allegiance.

Authority Members Present at Roll Call: Billy Brashear, William Breeze, Mac McEachern, Win Phillips, Jim Stringfellow, Kinnon Thomas and Janet Woods were present. Mark Goldstein arrived at 5:09 p.m. GACRAA Chair Peter Johnson was absent.

Ex-officio member Brent Christensen and City of Gainesville liaison Erik Bredfeldt were present.

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

Approval of Meeting Highlights for January 17, 2008

Mr. Thomas moved approval of the monthly meeting highlights for January 17, 2008. Mr. Breeze seconded the motion. Motion passed.

Adoption of the Agenda

Dr. Phillips moved to adopt the agenda as presented by staff. Mr. Thomas 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 RD Air Service provided a performance bond, however there is a correction that needs to be made to it. It is anticipated that RD Air Service will provide the corrected bond within one or two days.

Mr. Penksa reported that sixty percent (60%) of the design of the new access road has been completed. He encouraged GACRAA to consider pursuing additional Federal Highway funds to complete Phase II of the road with little or no local match. The amount needed to complete Phase II is estimated at \$3.3 million.

Mr. Penksa reported that construction work continues in the TSA screening area; he stated that the TSA area may be the first part of the terminal renovation to be completed with the exception of the new Board Room. Mr. Penksa reported that additional work will be done in the administration area to address

leaking store front. He indicated that the administration area may be ready next month. Mr. Penksa reported that two (2) new bathrooms serving the main passenger lounge are almost complete. He reported that the new chiller plant located outside behind the terminal is essentially complete.

Mr. Penksa reported that the new bi-fold door on the RD Air Service hangar has been installed and is operational.

Mr. Penksa reported that the Taxiway A Edge Lights Project is almost complete and grant close-out will begin shortly. The contractor must provide employee training on the fiber optic installation prior to project close-out.

Mr. Penksa reported that Gainesville Regional Utilities (GRU) has approved a rebate of \$40,000 for energy savings associated with the new terminal HVAC system and LED exit lighting.

Mr. Penksa reported that the FAA has hired a firm to perform ground and aerial obstruction surveys in preparation for the ADS-B installation. He indicated that it may be necessary to top-off trees located in the approach areas on and off airport property.

Mr. Penksa reported that TowerCom has installed landscaping around the new communications tower enclosure. He stated that a medium intensity strobe system will be installed on top of the tower. He noted that TowerCom has contracts with two (2) cell phone providers, Alltel and Verizon.

Mr. Penksa reported that a draft aircraft operational forecast, a component of the Part 150 Noise Study, has been submitted to the FAA for review and approval. He stated that FAA will provide feedback in 30 – 60 days; staff anticipates receiving comments by the end of March. Mr. Penksa reported that a public workshop and a Technical Advisory Committee meeting were held on January 24, 2008. He reported that nearby residents were notified of the public workshop.

Mr. McEachern stated that he would like to have 50, 55 and 60 dnl contours shown on the new noise exposure map in addition to 65, 70 and 75 dnl levels. He noted that some communities are now recognizing 55 dnl as the level that produces annoyance with aircraft noise.

Mr. Penksa reported that the Gainesville City Commission approved the ARFF services agreement terms approved by GACRAA at its January 17 meeting. He stated that a new agreement is being drafted by the City for final review and execution by GACRAA.

Mr. Penksa reported that staff has been verbally notified that FAA funds will be offered for a Taxiway B Rehabilitation and Lighting project. He reported that the FAA Airport Improvement Program has only been funded by Congress through June 30, 2008. He stated that the FAA is requiring bids be received and grant offers accepted by June 30. Mr. Penksa reported that a pre-design meeting was held with the FAA on February 19. He stated that the Taxiway B pavement was last rehabilitated in the 1970's and was paved to a width of 48' which does not meet any current FAA design standard. Mr. Penksa reported that FAA may require that the width be increased by 2' to meet current Aircraft Group III standard or be reduced in width to 35' to meet design Group II standards. GACRAA may need to show sufficient large aircraft operations to justify paving at a width greater than 35'. Cost estimates for the various paving widths are being developed for consideration by FAA.

Mr. Penksa recalled that GACRAA selected four (4) firms for General Engineering Services. The selections have been reviewed and approved by FAA. Five-year General Engineering Services contracts have been sent out for signature. The expiration dates on the four (4) contracts will be staggered.

Mr. Penksa reported that the appraisal for the Quintana land has been completed; the property, adjacent to the airport, has been appraised at \$76,000. He indicated that the St. Johns River Water Management District (SJRWMD) had initially stated that the property does not contain enough quality uplands to significantly address GACRAA's current mitigation obligations. Mr. Penksa reported that staff has arranged a meeting with the SJRWMD to perform a site inspection of the property to determine its mitigation value. Mr. Penksa noted that the property lies outside the current 65 dnl contour and a purchase by the Airport would not qualify for FAA funding.

Ms. Woods asked staff to bring the appraisal to the next Facilities & Planning Committee meeting; she indicated that the committee may be interested in reviewing the property appraiser's comments related to the mitigation value of the land.

Mr. Penksa reported that he and Mr. Iguina met with Gainesville Regional Utilities (GRU) representatives on February 20. Mr. Penksa reported that GRU is not interested in installing its own solar array on the terminal roof at this time, but GRU representatives did offer information on current rebates and incentives available from GRU and the State of Florida. GRU suggests a 25 KW array be installed as this will maximize the available incentives. Cost to GACRAA for a 25 KW installation, after incentives, could be as low as \$62,500. Staff will further explore options and financial payback.

Mr. Erik Bredfeldt reported that the sale of Airport Industrial Park Lot 6 did not take place due to the parties not coming to an agreement on the terms for developing the site. He noted that GACRAA had approved the sale of the lot at its meeting in September.

Mr. Penksa reported that the proposed sale price, \$295,750, was not included as anticipated revenue in the FY2007-2008 budget.

Mr. Bredfeldt reported that Florida Food Group has completed construction on airport industrial park property that was thought to require environmental remediation. He stated that GACRAA had approved holding \$50,000 of the sales revenue in escrow to reimburse the City for remediation costs. Mr. Bredfeldt stated that he would pursue the owner for a release of the escrowed funds.

Mr. Penksa reviewed the air service volume report. He noted that staff has meetings scheduled with several air carriers at the Network USA 2008 air service route planning event that will be held March 2-4 in San Diego.

Finance Report

Mr. Matthew Lyons, Business Manager/CFO, reviewed the Finance Report for the period ending January 31, 2008. He reported the following results:

Revenue	January Year-to-Date Actual (4 mos.)	January Year-to-Date Budget (4 mos.)	Variance Over / (Under)
Total Operating Revenue	\$1,460,016.04	\$1,473,868.41	(\$13,852.37)
Expenses	January Year-to-Date Actual	January Year-to-Date Budget	Over / (Under)
Total Expenses	\$1,229,119.43	\$1,240,762.55	(\$11,643.12)
Income (Loss) Before Depreciation	\$230,896.61	\$233,105.86	(\$2,209.25)

Mr. Lyons noted that three (3) payrolls periods were paid in January.

Ms. Noffsinger reported that \$54 thousand is owed to the Airport by TSA for rent; she indicated that TSA has requested a new invoice for rent in arrears for storage space.

Mr. Stringfellow suggested that staff provide an aging report to show receivables that are in arrears.

Mr. Penksa reported that Eclipse Aviation has been billed for the annual rent payment of \$703,084 that is due by the end of March.

Facilities & Planning Committee Report

Mr. McEachern reported that the Facilities and Planning Committee met on February 20, 2008.

Mr. Penksa reported that he met with the local FedEx manager to discuss a proposal to relocate their sort facility to the bi-fold door hangar after it is vacated by R D Air Services. Mr. Penksa stated that the local FedEx manager has shown some interest in moving their aircraft unloading and sort operation indoors and provide some facilities for customer pick-up and drop off of packages as well as other amenities. Mr. Penksa noted that FedEx management in Memphis must review and approve the proposal. Staff is awaiting a response from FedEx.

Dr. Phillips, a member of the Facilities and Planning Committee, read Resolution 08-015 authorizing the execution of an Airport Agreement with South Florida Airlines, Inc., d.b.a. Gator Air. At its meeting on February 20, the Facilities and Planning Committee voted to recommend to the Board that staff move forward and negotiate a lease agreement with South Florida Airlines, Inc., d.b.a. Gator Air.

Mr. Breeze questioned whether South Florida Airlines, Inc. should use the name Gator Air. He indicated that patrons may confuse the airline with Gator Aviation Services, LLC or a business that operated a flight school at the Airport under the name Gator Air many years ago.

Ms. Noffsinger noted that the aircraft charter business operated by Gator Aviation Services operates under the name Southeast Aircraft Charter, Inc.

Dr. Phillips called the question.

A roll call vote followed: Mr. Stringfellow – aye, Mr. Thomas – aye, Ms. Woods – aye, Dr. Brashear – aye, Mr. Breeze – aye, Mr. Goldstein – aye, Dr. Phillips – aye and Mr. McEachern – aye. Motion passed 8-0.

Mr. Hicks noted that the prior flight school operated under the name Gator Aire. (Aire not Air)

Mr. Penksa reported that the new concession area will be partially finished in the terminal renovation and that the concessionaire will have the opportunity to customize the area in terms of decorative finishes and equipment. He stated that staff has begun to prepare a Food & Beverage Concession RFP. Mr. Penksa reported that the RFP will offer a concession agreement of five (5) years or up to ten (10) years, if needed, due to the level of capital investment required to finish the concession area. He recommended that free parking be offered to restaurant patrons to help to draw customers from off-airport and make the concession viable.

Mr. Penksa reported that quotes were solicited from two (2) consultant firms to update the Airport's Stormwater Pollution Prevention Control Plan. Mr. Penksa reported that the cost of the update will be \$8,800. He stated that the plan will be submitted to the Facilities and Planning Committee for review.

Mr. McEachern reported that the Facilities and Planning Committee voted to recommend a Mil-Con change order in the amount of \$233,134 for additional HVAC work in the ticketing lobby and moved approval of Resolution 08-014.

Mr. Penksa reported that the Mil-Con has provided a change order in the amount of \$233,134 to replace the air handler unit for the ticketing lobby. He recommended submitting the change order to the FAA for approval for FY09 funding. He stated that the Airport would need to borrow against its line of credit to fund the cost of the change order until FY09 FAA funding is available. Mr. Penksa noted that staff is negotiating the associated construction administration fees with Reynolds, Smith & Hills, Inc (RS&H). He stated that there is a possibility that staff will table the change order due to the additional fees proposed by RS&H.

Mr. McEachern stated that the Board could authorize the expenditure at the discretion of the Chief Executive Officer.

A roll call vote followed on Resolution 08-014 authorizing execution of change order # 25 with Mil-Con Construction of Jacksonville for Phase Two (2) Renovation of the airline passenger terminal: Mr. Thomas – aye, Ms. Woods – aye, Dr. Brashear – aye, Mr. Breeze – aye, Mr. Goldstein – nay, Dr. Phillips – aye, Mr. Stringfellow – aye, and Mr. McEachern – aye. Motion passed 7-1.

Mr. McEachern moved the committee’s recommendation to pursue the congressional delegation with requests for FY09 federal funding for the rehabilitation of Taxiway C and completion of the new access road.

Mr. Penksa reported that the Airport needs to rehabilitate its taxiways and runway 7/25. Mr. Penksa recommended that the Board make a request to the congressional delegation for federal funding to rehabilitate Taxiway C (2,600’ X 50’). He stated that an engineering consultant will provide a formal estimated cost of the project for the delegation’s consideration. However, he indicated that the cost could be approximately \$1 million (for a minimal mill and overlay).

Mr. Penksa recommended requesting federal funding to complete the second phase of the new access road from Waldo Road to the Airline Passenger Terminal. Federal funding in the amount of \$1.4 million has already been granted to the Airport; an additional \$3.3 million is required to complete the project.

A voice vote followed; the motion passed 7-1 with Mr. Goldstein dissenting.

Business Development & Marketing Committee Report

Mr. Thomas reported that the Business Development & Marketing Committee met on February 25, 2008.

Mr. Thomas reported that the committee reviewed a Traffic Capture Analysis report prepared by The Boyd Group.

Mr. Penksa reported that the purposed of the Traffic Capture Analysis is to identify the top destinations for Gainesville travelers, quantify the traffic Gainesville loses to alternative airports, and identify the best opportunities available for developing additional air traffic via a higher level of service.

Mr. Penksa stated that it is difficult for Gainesville Regional Airport to compete with other airports in leisure destinations, such as Orlando and Tampa which are served by high volume low-cost carriers.

Mr. Penksa stated that the report revealed that Gainesville has poor connectivity to domestic destinations in the West.

Mr. Penksa stated that the analysis indicates a high percentage of Gainesville travelers fly to the Northeast and there is a high level of leakage to alternate airports for these destinations. He indicated that staff will discuss this opportunity with the resident carriers to determine how to recapture these travelers.

Mr. Thomas reported that the Airport has posted an Air Service Survey on its website. Mr. Penksa noted that there is also a link to sign up for low fare alerts; he indicated that there are over 1,000 e-mail addresses receiving a weekly low fare alert message from the Airport.

Airport Authority Attendance

No issues to report at this time.

Tenant Reports

Mr. Pokorny complimented the Gainesville Air Traffic Control Tower (ATCT) personnel. He reported that the ATCT operators are patient when communicating instructions to student pilots and are quick to respond to requests for tours for student groups.

Mr. Pokorny reported that he and Mr. Penksa met with a helicopter flight training operator, Tropical Helicopter. Tropical Helicopter is interested in operating at Gainesville Regional Airport.

Mr. Pokorny reported that the 3rd Annual Cirrus Operators & Pilots Association (COPA) fly-in held in January was a huge success. He stated that UAC hosted over forty (40) aircraft.

Mr. Scott Branham, RD Air Services, reported that site work is due to begin on March 4 at the corporate hangar site. He stated that construction of the new corporate hangars is expected to take 210 – 240 days.

Airport Authority Comments

Mr. Breeze asked if there are plans to repair a patch of crumbling concrete in front of the UAC ramp.

Mr. Penksa reported that there is a plan to replace general aviation ramp, however the taxiways and runways have a higher priority in terms of securing FAA funding. He indicated that entitlement funds would be available for repair of the general aviation ramp in FY2010.

Mr. Michael Iguina, Airport Facilities Manager, noted that the ramp would require a full depth repair.

Mr. Penksa stated that the estimate to repair the ramp is over \$1 million.

Airport Authority Attendance

Adjournment

There being no further business, the meeting was adjourned by the Chair at 6:45 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date

AIRPORT BUSINESS

1. Information Items

→ Project Summary

1. Transportation Security Administration Hurricane Preparedness

Gainesville Regional Airport has been chosen to house emergency supplies such as food, water, generators and trailers required to support TSA staff at airports affected by hurricane damage. The inland location is strategic for distribution, with some protection afforded through distance from the Atlantic Ocean and Gulf of Mexico. Materials will be staged at GNV, standing ready for dispatch anywhere in the southeastern United States. Materials have begun to arrive, many of them housed at Florida Food Service, and staff will develop a lease amendment to accommodate this new TSA activity.

2. RFP # 07-002 Corporate Hangar Area Development

The Board accepted a proposal from RD Air Services, LLC to develop approximately 2.75 acres of property as a Corporate Hangar site to include ramp and taxi lanes. RD's construction site plan has been approved by the City and approved by GACRAA at its June 27 meeting. A Phase I environmental audit of the property has been completed. A copy of the report was submitted to RD Air Services. Staff is awaiting certain documents from RD required prior to lease signing. Staff needs RD Air Services' performance bond or other acceptable security. Staff had asked for all items necessary to execute the lease by the end of September. RD Air reports that they have completed their appraisal for the loan and final loan approval but they expect to have all documents for GACRAA legal review and lease execution by mid-December. RD Air is now considering alternative means to financing and guarantee construction. These will be submitted to staff for review. A ground breaking ceremony was held on December 19. RD Air has provided the required performance bond to secure construction. **The lease has been executed and the site construction is now underway. The facilities are scheduled to be completed by September 30, 2008.**

3. Relocation of Entrance Road between Airline Terminal and Waldo Road

An earmark was received in the USDOT Highway Reauthorization Bill. \$950,000 in additional funding for this project was also announced as FDOT Growth Management funding. A member of the Delegation has expressed an interest in putting a sign with Airline logos on Waldo Road. A task order for design was

approved by the Board and an FDOT grant agreement has been accepted. The Airport needs to develop additional airside land to meet future general aviation needs. The FAA's Orlando ADO is of the opinion that the project does not qualify for AIP or PFC funding. The federal grant does not require any local match, but is insufficient to complete the project. More federal funds will be needed to complete the project without a large local share. FDOT has notified staff that construction of a partial road using 100% of the available federal funds with no state or local match is acceptable. The partial road will provide access to approximately 33 acres of airport land for future aeronautical development as well as a connection to the proposed county commerce park. The City Plan Board, in its approval of rezoning the current fairgrounds site for use as a business park, is in favor of utilizing access from Waldo Road via the proposed Airport Entrance Road. GACRAA has approved moving forward with the project to use up the federal funds available at 100% of project costs. The available funds will pay for approximately 1,700 feet of two-lane roadway. The road will not connect with the terminal loop road until additional federal funds are made available. Staff will pursue additional federal funding at the appropriate time in hopes of completing the road. Design work is scheduled to be completed by 6/2/2008 with bidding scheduled to occur on 8/14/2008. Construction of Phase I is scheduled to be substantially complete in June of 2009. Airport staff recommends pursuing additional Federal Highway funds to complete Phase II of the road with little or no local match. The amount needed to complete Phase II is estimated at \$3,295,751. GACRAA approved staff's recommendation to pursue additional federal funding at its public meeting on February 28, 2008.

4. DayJet™

DayJet is a "Per-Seat, On-Demand" air taxi operator based in Delray Beach, FL. Gainesville is one of DayJet's first 5 DayPorts in Florida. DayJet has also established its first DayBase in Gainesville. DayJet is also considering Gainesville for an operations maintenance center; these two activities would together require as many as 120 employees. DayJet has been performing intensive pilot training activities at the Airport and has received their FAA certificate to carry passengers. The official passenger service kick-off event was held on Friday, October 5th and was well attended. DayJet has begun revenue passenger operations and is pleased that the number of operations is "within the envelope of their business plan".

5. Airline Passenger Terminal Renovation

The building permit was issued and the contractor began work in mid-May. A surplus trailer has been acquired to house offices for facilities maintenance and operations staff displaced by construction work in the former terminal restaurant area. The project is several weeks behind schedule. Airport staff is evaluating the contractor's requests for additional time. Construction barriers have been erected in the main passage ways in the terminal and overhead plumbing and HVAC work has begun as well as some wall demolition. Erection of structural steel to enclose the courtyard is complete. Conduits for upgraded electric service cables have been

installed beneath the terminal drop-off lane. Staff is recommending proposed changes to the concession area with the contractor. Proposals to replace HVAC equipment in the ticketing and bag claim areas are being evaluated. The pump house for the new chiller is complete and equipment is being installed. New chilled water lines are being installed on the roof from the chiller to various equipment locations. Roof for air handlers have been installed for the new atrium. Light fixtures and fire suppression systems have been installed in the atrium. Metal studs for drywall have been installed. A temporary passageway through the atrium has been constructed to allow passengers to pass through while the new TSA screening area is being completed. Work continues in the TSA screening area in anticipation of final TSA relocation by the middle of March. Additional work to address leaky store front in the administration area has been accomplished. Carpet has been installed in the administration area and Board room. Chair rail, base board and casework are now being completed. City of Gainesville may require additional dry wall be installed above the ceiling for fire protection. This is under review.

The two (2) new bathrooms serving the main passenger lounge are almost complete and punch list items are being attended to. The new bathrooms will be opened in the very near future. The new chiller plant located outside is essentially complete. Finish painting and carpet installation is now underway in the TSA screening area. A discrepancy with the metal decking below the TSA air handler needs to be resolved with the contractor prior to occupancy by TSA. Electrical and mechanical work continues within the skylight area. Drywall framing is up. Work in the new concession area will begin the week of March 31st. *(Please see page 21.)*

The contractor reports that he is twenty-six (26) days behind schedule; he needs to make up lost time.

6. R D Air Services, LLC

RD Air has established and occupied temporary offices next to the Bi-fold Door Hangar they lease. The new hangar door has been installed and is operational.

7. Multi-Modal Facility

Utilizing the FY05 USDOT grant and FDOT Growth Management funding, a Phase I scope of work is being developed. A bus/shuttle stop, taxi cab queuing area, and private vehicle waiting area are anticipated as elements of this project. Staff has submitted an application to use 100% of the federal funds available (approximately \$291,534) with the minimum amount of local match (10%).

8. St. Johns River Water Management District (SJRWMD)

The water management district is pursuing resolution of conservation easement recordation and wetland clearing permits associated with work done in the early 1990's (Taxiway A Extension) and mid-1980's (tree clearing in the approach to

Runway 29) respectively. The water management district has tentatively agreed to the proposal of recording the easement on Gum Root Park property. The City Commission approved recordation at its June 26, 2006 meeting if they receive \$118,000 from GACRAA. The Commission must now approve Amendment # 2 to the Interlocal Agreement that the GACRAA Board approved on October 26, 2006. A survey of the easement has been prepared by RS&H as well as a draft easement area management plan. Both have been submitted to SJRWMD for approval. Airport staff will work with the City of Gainesville to develop an MOU for continued city maintenance of the area to remove exotic species. Comments to the proposed easement language have been received from SJRWMD and have been forwarded to the City Attorney's office for review. The City would like the Airport to remove the Gum Root area from the FAA Exhibit A map. The FAA will not approval removal of the property unless the Airport can demonstrate that it was added by mistake. The FAA is not in favor of a transfer of the funds from GACRAA to the City as they would consider this revenue diversion. FAA also must approve the easement language and wants the Airport to retain authority to mitigate potentially hazardous wildlife. SJRWMD in not in favor of such language. Staff has asked SJRWMD if there are opportunities to purchase land for conservation off-site. SJRWMD is investigating. Staff has approached the City about working together to mitigate off-site as well. Staff met with city officials and a representative of the SJRWMD on March 18th to discuss how the City and GACRAA can team to purchase land for our mutual benefit. The City would like to receive \$118,000 previously agreed to by GACRAA to place a conservation easement on the Gum Root Park site. The City would either place an easement acceptable to the SJRWMD on another City property or leverage GACRAA funds with City and State funds to buy new property for conservation. Staff is in favor of pursuing this approach as it offers an economical alternative to meet the SJRWMD requirement and keeps the environmental benefits of additional conservation land within the City of Gainesville. Staff is expecting a letter from the City requesting GACRAA support.

9. Edge Lights on T/W A

The new Taxiway A lights are now fully operational. The project is substantially complete. The FAA has granted permission for the Airport to use any excess project funds on the ARFF building door and exhaust system modifications, installation of a dry chemical fire fighting system on the existing ARFF vehicles, as well as an update to the Airport Airfield signage plan as required by FAA. The vault emergency generator and automatic transfer switch have been tested and signed off. A preliminary walk through of the project was completed. All tower/vault fiber optic lines are installed and are operational. Employee training on the new vault has been completed. The megger test on the new cable has been received as required and the cable has passed inspection. Testing on the fiber optic cabling has been completed. Some minor fiber optic work remains to meet specifications. Installation of two (2) junction boxes to separate vault control and security gate fibers is being completed. Contractor must provide employee training on the fiber optic installation prior to project close-out. The Airport is awaiting as-

built drawing from the contractor and the engineer. All other closeout documents have been received.

10. Gainesville Regional Utilities (GRU) Rebate

A rebate check in the amount of \$40,000 has been approved by GRU for the new terminal HVAC system and LED exit lighting.

11. Florida Food Service

Florida Food Service plans to expand its facility in the Airport Industrial Park. City and GACRAA approvals have been obtained; modifications to the sale have been approved, requiring \$50,000 be set aside from net proceeds to pay for potential environmental remediation. The closing took place on January 17, 2007. The City of Gainesville has drafted an Escrow Agreement to define the terms for holding the \$50,000 in escrow. The Escrow Agreement was approved by GACRAA in May 2007, and holds the sum in escrow until 2011. The funds are currently in an interest bearing account. The construction at Florida Food Service is nearly complete and no contamination has been found. Staff expects the escrow may be released early.

12. Automated Flight Service Center

The FAA has outsourced Automated Flight Service Station (AFSS) functions to Lockheed. A letter outlining the merits of keeping the GNV station open was sent to Senator Mel Martinez, Senator Bill Nelson, Congresswoman Corrine Brown, Congressman Cliff Stearns, FAA Administrator Marion Blakey, and Mr. Dan Courain, Vice President and AFSS Program Manager, Lockheed Martin Information Technology. Lockheed took over operation of the GNV AFSS station on October 1, 2005. Lockheed closed the GNV AFSS on July 30, 2007. Staff has contacted AFSS to confirm their intentions for the building. The current lease expires September 30, 2008. FAA Airways Facilities management is considering vacating its current location across the road from UAC and occupying the AFSS building. Staff will prepare recommendations for future use of the building at market rate for presentation to the Facilities and Planning Committee. Mr. Penksa has left several messages with FAA real estate personnel wishing to discuss FAA's desires regarding the building. Staff has sent a formal request letter in order to prompt a response. We are awaiting a reply from FAA. Staff will meet with the local FAA Airways Facilities manager on or about December 13th to discuss FAA's plans and how additional private tenants might fit into those plans. Staff intends to contact our legislative delegation to assist in having FAA move forward and formalize a proposal.

13. Consolidated Rental Car Facility

A \$3.00 Customer Facility Charge (CFC) went into effect August 1, 2005. Initial conceptual design work has been completed. The project scope must be revised in order to fit within the original budget. A meeting with the local rental car

representatives was held on April 20, 2007. Only the representative from Hertz attended. Staff has prepared a reduced facility to fit within the original scope of work. A drawing of the revised project site plan has been prepared by RS&H and has been circulated to the rental car companies for comment. Three companies have submitted comments so far and the concept plan will be revised as comments are received.

14. Expanded Rental Car Ready Lot

A Rates and Charges study is underway that will help staff develop a strategy for constructing additional ready/return parking spaces.

15. Financial Policy

A new Financial Policy is needed to describe the Authority's financial strategy and accounting structure that is now in place.

16. Facility Solicitation / Evaluation / Leasing Policy

A policy is needed to describe how the Authority intends to go about leasing facilities it owns, and when competitive processes will be employed. A draft policy has been developed for the Facilities and Planning Committee to consider.

17. ADS-B Installation

Gainesville is one of five sites in Florida to receive new technology that will broadcast traffic information to aircraft. Installation of equipment was anticipated in 2004. An obstruction survey of the approaches has been completed. Several trees were identified for removal to minimize visibility minimums. The Airport located and marked the trees for eventual topping or removal. Some of the trees closest to the airport have been topped. Staff has requested an updated schedule for funding and installation of the approach from FAA. FAA has hired a firm to perform ground and aerial obstruction surveys in preparation for the approach. The ground survey work began in February.

18. Fairground Property

The County Commission has adopted Plan East Gainesville, which includes redevelopment of the existing fairgrounds into a Business/Commerce Park. County staff has recommended moving the fairgrounds to a site just north of the Airport Industrial Park. The County has purchased the aforementioned property. A deed restriction on the current fairground site has been moved to the new site and the County has petitioned the City to rezone the current site for business use.

19. Consolidated Communications Antennae, RFP # 05-005

The Ground Lease Agreement is fully executed, and the tower developer has begun the permitting process. Engineering of the antennae is nearing completion. The

City required zoning changes to accommodate the tower and other potential developments. The necessary zoning changes were approved by the City Commission in April 2007. The Board authorized TowerCom to build a “flag-ready” unipole tower. Staff has received a site plan for review. The site plan for the tower, including the U.S. flag presentation was approved by the City Plan Board on July 19th. The approval was granted with some minor modifications requested by city staff. The contractor is to supply a performance bond to cover demolition and removal of the tower in the event it is abandoned. TowerCom received their building permit from the City in late October. A preconstruction meeting with the building contractor and airport staff was held on October 25th. Construction commenced on November 6th. The tower is up. A decorative masonry security wall has been constructed around the tower. Landscaping has been planted as required. A medium intensity strobe system has been installed on top of the tower. The American flag has been raised on the tower and some lighting adjustments need to be made. Additional work on communications equipment remains. According to TowerCom, contracts with two (2) cell phone providers, Alltel and Verizon, have been secured. The Airport has been approached by AT&T to provide an easement for telephone service lines to the tower and a proposal will be submitted to the Board at a later date. AT&T has submitted a request to install underground fiber optic lines to the site in hopes of providing telephone service to cell service providers. GRU/GRUCOM has already installed fiber optic to the site. Staff is examining AT&T’s request. The tower operator has not requested additional land line service.

20. Hatchet Creek Development

On February 28, 2007, a developer held a Neighborhood Workshop to discuss a proposed Large-scale Comprehensive Plan Amendment on 498± acres near the Ironwood Golf Course. The proposed project will change the land use from Single Family Residential and Industrial to Planned Use District (PUD) to allow for mixed-use development including single-family residential units, multi-family residential units, commercial space, and office space. The eastern boundary of the site is approximately ½ mile from the end of Runway 11-29, the Airport’s primary runway. Staff has communicated to the City Manager and to City Commissioners the airport’s opposition to the proposed zoning change on land adjacent to airport property. The property in question is within the 65 ldn – 70 ldn noise contour, and residential zoning is not a compatible use for this land. City Planning staff has provided its recommendation, to approve with conditions, to the City Plan Board. The developer has re-submitted his application and proposes 1,500 age restricted dwelling units, 500 assisted living units, 100,000 square feet of office space and 100,000 square feet of retail/commercial space. Staff believes the developer has agreed to provide noise insulation and aviation easements over the entire property. The developer is to provide copies of the easement language to GACRAA’s attorney. The application went before the City Plan Board on September 20, 2007. The city arranged a conference call with FAA personnel at the Orlando Airports District office on September 5th to discuss FAA’s concerns and available options. FAA is not in favor of changes to existing Industrial zoning to Residential. City

Staff has recommended approval with conditions but does not recommend changing existing Industrial zoning or allowing residential construction within the City's established 65 dnl zone. The City is encouraging GACRAA to update the airport noise contours as quickly as possible. GACRAA and the City will need to decide which contours are appropriate for update of the City's Airport Hazard Ordinance and comprehensive noise plans. GACRAA has approved a task order with RS&H to update noise contours as the first phase of and FAA Part 150 Study is underway.

The developer has proposed modifications to city staff conditions as requested. The City Commission will consider his proposal on April 14, 2008. The City Commission agreed to consider his proposal at a special meeting on a date to be determined. The City Commission has asked GACRAA to provide any preliminary Noise Exposure Maps from its Part 150 Study at that time. Commissioner Donovan has also requested a briefing on current application of lower level noise contours, i.e. 55 or 60 dnl for land use zoning around airports and reports of noise effects and impacts at levels below 65 dnl. Forecast noise maps are not expected to be available by the time of the City Commission meeting. Board Chair Peter Johnson has explored the possibility of relocating the golf course to an east-west orientation below the R/W 11 final approach path to occupy more of the noise contour area. Chair Johnson has discussed the idea with the developer and members of the commission. Staff recommends the GACRAA Board discuss the idea and hear other possible alternatives and give clear direction to staff. Staff recommends that any proposal to reorient the golf course or other alternate plans be reviewed and approved by FAA with respect to GACRAA and City FAA grant assurances, and that the plan be agreed to by the developer and the plan be included in the list of conditions for PUD approval by the City Commission. *(Please see pages 23-32.)*

21. Part 150 Study (Phase 1)

The independent fee review has been completed. The proposed task order is within 10% of the independent fee review. The FAA's Orlando ADO has included the project in its proposed 2008 program and issued concurrence with the award to RS&H. Notice to proceed was issued to the consultant on December 4th. The project should take 120-150 days to complete. A kick-off meeting was held with the consultant on November 30th and various aircraft/airport operational data have been collected. The first meeting of the project Technical Advisory Committee (TAC) and Public Workshop for interested members of the public was held on January 24th. The draft aircraft operational forecast has been sent to FAA for review and approval. FAA is expected to complete their review by the end of March. The approved forecast will be input into the INM computer model to develop five (5) year and twenty (20) year forecast noise exposure maps at 55, 60, 70 and 75 dnl levels. *(Please see page 33.)*

22. City of Gainesville Fire Rescue Services

The City of Gainesville, in anticipation of budget shortfalls due to the State Legislature's actions regarding property taxes, has advised the Airport that it will increase the fee to staff the Airport's Fire Station. The City intends to increase the fee by approximately \$230 thousand dollars. Staff submitted a response to the City's proposed increase on July 14th. Staff has met with the City Manager and Fire Chief to discuss various options for reducing cost. The airport and city staff agreed to try and negotiate costs and explore a change in staffing with the firefighter union. The City Commission approved a motion giving GACRAA one-year notice of termination of the agreement on October 1, 2007. The Authority will have the option of continuing the agreement for an additional five (5) months beyond October 1, 2008 at 100% cost reimbursement. The City Commission directed staff to work with GACRAA to negotiate a new agreement and explore cost reduction measures. Staff met with the Fire Chief on October 16th to begin discussions on possible cost cutting measures. Staff had a follow-up meeting with GFR on December 7th. GFR presented a general plan that addresses most of staff's concerns and would result in a significant reduction over the City's proposed FY2009 rate. GFR is also receptive to taking on some additional airport operations duties to add value to the contract. Staff will update GACRAA of the GFR proposal and recommends moving forward to formalize a contract for consideration in January 2008. A summary of the contract terms has been provided. The Gainesville City Commission approved the contract terms at its January 28th meeting. The new agreement is being drafted by the City for final review and execution by GACRAA. The agreement for police services is also up for renewal. No major changes are expected. Staff has requested the city draft an agreement for both services for review. Staff hopes to have an agreement for consideration by the Board at its April or May meeting.

23. GACRAA Email

A project to implement the Board's request to provide public access to GACRAA members' email on the Airport's website is completed. E-mail to Board members can be viewed on the website.

24. Taxiway B Rehabilitation

The airport has previously applied for funds to rehabilitate Taxiway B pavement and lighting. The project is included in the airport's Joint Airport Capital Improvement Program (JACIP) Staff recently learned that funding for the project may be awarded in FY 2008 if an FAA reauthorization bill is approved. An RFP for consultant selection has been prepared and advertised. The project must be designed and bid by July 2008 in order to meet FAA requirements to be under grant by September 2008. Consultant proposals are expected by December 20, 2007. In order to meet the demanding FAA schedule, a consultant agreement must be signed and Notice to Proceed issued by mid to late January. Airport staff recommends arranging for some of the initial geotechnical investigation and perhaps survey work prior to consultant selection in order to meet this tight

schedule. The project will include rehabilitation of the existing pavement and replacement of the taxiway edge lighting and two signs. The preferred lighting system will utilize lightning resistant cable (as available) in conduit and utilize LED light fixtures. Lighting work may be bid as an alternate in order to stay within budget. Various paving options will be considered, however, time is of the essence in completing a design that will fit within the FAA grant budget. During the initial survey and Geotech work, it was noted that the existing taxiway is 48' wide; this does not meet any current FAA design standard. FAA must approve repaving of the taxiway at the existing width. FAA may require that the width be increased by 2' to meet current Aircraft Group III standard or be reduced in width to 35' to meet design Group II standards. GACRAA may need to show sufficient large aircraft operations to justify paving at a width greater than 35'. Cost estimates for the various paving widths are being developed for consideration by FAA. The FAA's Airport Improvement Program has only been funded through June 30th. FAA is now requiring bids be received and grant offers accepted before June 30, 2008. This will put even tighter time constraints on the design and bid process. Also, it is expected that only 75% of the original grant amount can be committed to by FAA this fiscal year unless further action is taken by Congress. Staff presented an estimate to FAA prepared by our consultant showing that reducing the taxiway to 35' width would not result in significant savings. FAA has agreed to repave the taxiway at the existing 48'. FAA has indicated verbally on March 19th that \$1.65 million in discretionary grant funding would be made available for the project. This sum is expected to be sufficient to complete the work with the appropriate state (2.5%) and GACRAA (2.5%) match. The project pre-bid meeting is scheduled for April 30, 2008. Bid opening is scheduled for May 20, 2008. The project bid application must be submitted to FAA by June 2, 2008.

25. Airport RFQ for General Engineering Consultant Services

Airport staff has prepared and advertised an RFQ for general airport engineering and consulting services as well as a separate RFP for design and professional services for Rehabilitation of Taxiway B. Existing agreements with RW Armstrong and RS&H recently expired. Staff proposes to hire a minimum of three firms to provide general engineering, architectural, planning and environmental and related services. The agreements would be non-exclusive, allowing the airport to choose the most qualified firm for each job from a small pool of pre-selected firms. Per FAA and FDOT requirements, consultant selection must be based on qualifications and not cost. Contracts would be non-exclusive and may be canceled at any time. GACRAA would still have the option to issue new, project specific RFP's for services and contract with new firms (outside the pool) when deemed to be in the best interest of GACRAA.

All proposals were due by December 20, 2007 for both RFQs. Upon examination of the proposals, staff short-listed the proposals to a total of eight firms. Short-listed firms would make presentations to the selection committee in January. A qualifications based ranking system was employed and the results tabulated and submitted to the Facilities and Planning Committee for consideration and

recommendation to GACRAA. The RFQ and RFP have been reviewed and approved by FAA. (The selection process must follow the requirements set forth in FAA Advisory Circular 150/5100-14D.) GACRAA has selected four (4) firms for General Engineering Services. The selections have been review and approved by FAA. Five (5) year General Engineering Services contracts have been sent out for signature. The expiration dates on the four (4) contracts will be staggered.

26. Quintana Land Purchase

Airport neighbor Sergio J. Quintana, communicated his desire to sell a parcel of land contiguous to airport property. The parcel, 17731-004-000, consists of approximately 15.2 acres and is located southeast of the threshold to Runway 29. Mr. Quintana is interested in obtaining an appraisal to determine the fair market value of the property.

The property is located within an area identified for “Future Acquisition” “to eliminate existing and potential future noncompatible land use” along the east southern boundary of the airport in the Gainesville Regional Airport Master Plan Update of October 1987. As much of the property is wetlands, it could be utilized as buffer between the airport and neighbors to the south.

The Board has previously approved staff’s recommendation to obtain an appraisal to determine the fair market value of the property and upon successful negotiation of the price, pursue the purchase with GACRAA, FAA or FDOT funds. The property is not currently eligible for purchase with FAA funds. While not anticipated, this could change if it is found to be within an established 65 dnl+ noise zone upon completion of the current FAA Part 150 study.

The appraisal for the property has been completed. The property has been appraised at \$76,000. This is considerably over the assessed value of \$30,400 and the anticipated purchase price. SJRWMD has initially stated that the property does not contain enough quality uplands to significantly address GACRAA's current mitigation obligations. Without FAA funding eligibility or significant mitigation credit granted by the SJRWMD, staff does not recommend purchase at this time. Staff has arranged a meeting with the SJRWMD to perform a site inspection of the property and to determine the mitigation value in more detail. **SJRWMD performed a site inspection on March 10th. Staff is awaiting the results of SJRWMD’s evaluation.**

27. Solar Panel Project

At its meeting on April 21, 2005, the Board heard a presentation from representatives of Gainesville Regional Utilities (GRU) regarding the installation of a solar energy collector system on the roof of the airline terminal building as a demonstration project. The GRU representative indicated that there would be no cost incurred by GACRAA for the installation of the solar panels. At the time, Reynolds, Smith & Hills, Inc., the firm that designed the Terminal Renovation that

is currently underway, was approached by GRU and the RS&H architectural staff provided a solution by incorporating the solar panels as part of the design of the roof of the building. The GACRAA Board voted to support the proposed GRU Solar Project at the airport.

At its meeting on September 26, 2007, former Gainesville Mayor Thomas Bussing presented a proposal to install photovoltaic solar panels on the roof of the airline passenger terminal. Mr. Bussing reported that Gainesville Regional Utilities (GRU) is in possession of an array of solar panels that are compatible for use on the roof of the terminal. He reported that he has contacted GRU and the utility is interested in pursuing the project with the approval of GACRAA. Mr. Bussing stated that there should be no cost to GACRAA for the installation of the solar panels. The GACRAA Board voted to support the proposed project and directed staff to communicate the Board's support to GRU and the City Commission.

At its meeting on October 25, 2007, the Board learned that GRU was not as anxious to pursue the project as previously thought. In a reply to the Board, GRU General Manager Karen Johnson stated that the cost to the airport to install the solar panels could be in the range of \$25,000 to \$45,000. The GACRAA Board voted to direct staff to continue to work with GRU to develop a maximum budget of \$45,000 and to provide more information on installation of the solar project on the roof of the airline terminal.

Staff met with several representatives of GRU to discuss solar project options on February 20, 2008. While GRU is not interested in installing their own array on the terminal roof at this time, representatives did offer information on current rebates and incentives available from GRU and the State of Florida. GRU suggests a 25 KW array be installed as this will maximize the available incentives. GRU offers rebates of \$1.50 per watt. The state has a grant program which will pay as much as \$4.00 per watt up to a maximum of \$100,000. A 25 KW array will maximize the state contribution. State funds for FY07-08 are currently obligated. Grant funds for FY08-09 are available on a first come, first served basis. State funds are not guaranteed and cannot be applied for until the system has been installed. Therefore, there is some risk to GACRAA. Federal incentives are in the form of a 30% tax credit and would only apply if GACRAA contracts with a private third party to own and operate the solar panel array. Current costs for photovoltaic installations average \$8-\$9 per watt. Cost to GACRAA for a 25 KW installation, after incentives, could be as low as \$62,500. Staff will further explore options and financial payback.



Board Room



TSA Area



Grease Trap



West Corridor



Roof top Equipment Piping



Toilets

KEY WORK ACCOMPLISHED

- Pump house Electrical work is completed
- East Roof top equipment piping tested
- Toilet and core area substantially completed
- TSA Area is nearing completion
- Floor tile, carpet and doors installed in Board Room Area
- Continuing work in Mechanical Room

CRITICAL UPCOMING ACTIVITIES

- Complete TSA Area and move into new space
- Continue work in Mechanical Room
- Work on West Roof Top Equipment
- Complete work at the Pump House site
- Complete Alt 3 Office Area next to Board Room
- Start work in the Secure Holding Area
- Start steel work in the Concession Area

071081

Ironwood Homeowners Association
P.O. Box 551
Gainesville, Florida 32602

CITY OF GAINESVILLE
CITY COMMISSION

2007 FEB 16 PM 12: 01



February 13, 2008

Commissioner Sherwin Henry
City of Gainesville
200 East University Avenue
Gainesville, FL 32601

Re: Agenda Item Request for the 3/24/2008 CC Meeting—Airport Expansion

Dear Commissioner Henry:

Our Homeowners Association has become aware that the Airport Authority's idea of expansion is to bring a maintenance facility serving large jet aircraft to the airport. We feel that movement in this direction would result in increased safety hazards and significantly raise the level of air and noise pollution in the area.

We realize that the City Commission has been very sensitive to the Stephen Foster neighborhood regarding the expansion of the City's compound on NE 39th Avenue for motor vehicle maintenance. This is the same idea except on a much larger scale.

As you know, there has been much discussion by city and county leaders regarding the importance of bringing economic development to this area (Alachua County Fairgrounds, Airport Industrial Park, etc). We feel that locating a maintenance facility serving large jet aircraft would have a negative effect on future development. We do not understand the benefit of our city being the service garage for other Florida cities that enjoy lower airfare rates.

We feel that it would be beneficial for the City Commission to invite Mr Penska to the March 24, 2008 meeting and request that he give a presentation on the future plans of the Airport Authority. We feel that this would provide the Commission an opportunity to seek clarification and provide input regarding this issue.

Please know that we strongly believe that the economic develop of the east and far northeast side of Gainesville would serve a greater public purpose than the expansion of the airport in this manner.

Thank you for your attention to this matter.

Sincerely,

Juan Harrington, President
Ironwood Homeowners Association

Cc Honorable Mayor Hamrahan
City Commission
County Commission

LAW OFFICE

Page Number 24

CARPENTER & ROSCOW, P.A.

5608 NW 43rd STREET
GAINESVILLE, FLORIDA 32653-8334TELEPHONE
(352) 373-7788
FACSIMILE
(352) 373-1114RONALD A. CARPENTER
rcarpenter@raclaw.netJOHN F. ROSCOW, IV
roscow@raclaw.net

March 14, 2008

Marion Radson, Esq.
Attorney, City of Gainesville
Via Fax (334-2229) and Regular U.S. Mail

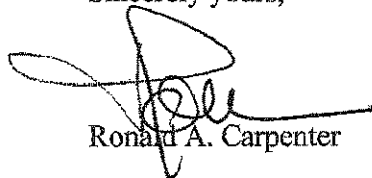
Re: Hatchet Creek

Dear Marion,

This letter is to request that the City Commission, at its regularly scheduled meeting on March 24th, take up the request by East Gainesville Development Partners LLC to consider the Amended Conditions to the Land Use Amendment and that the reconsideration occur at the April 14, 2008 meeting or at a special meeting scheduled for that week.

It is my understanding that the consideration of this request will occur on March 24th during the City Attorney's portion of the Agenda.

Sincerely yours,


Ronald A. Carpenter

RAC/bw

cc: Rob Simensky
Linda Shelley

Radson, Marion J.

From: Rasimensky@aol.com
Sent: Friday, March 07, 2008 4:56 PM
To: Hanrahan, Pegeen
Cc: Braddy, Edward B.; Bryant, Richard J.; Donovan, John F. - Commissioner; Henry, Scherwin L.; Lowe, Craig; Mastrodicasa, Jeanna; Blackburn, Russ D.; Bredfeldt, Erik A.; Hilliard, Ralph W.; Mimms, Dean L.; Scott, Teresa A.; pjohnson@flygainesville.com; allan.penksa@flygainesville.com
Subject: Proposed Condition Modifications to Hatchet Creek Land Use Amendment
Attachments: PROPOSED CONDITION MODIFICATIONS 3_7_08.doc

Dear Madam Mayor:

Thank you very much for spending so much time with me a couple of weeks ago. I appreciate your efforts to better understand the issues surrounding the Hatchet Creek land use amendment application and your willingness to help resolve certain issues and conditions that will allow this important project to move forward.

I understand that you intend to ask the City Manager to place this matter on the City Commission's agenda for the evening of Monday March 24, 2008. If that is indeed the case, I have attached for your review a list of specific language modifications to the City Attorney Office's most recent draft of the conditions, as was distributed by that office last October. This attached list is the result of a process outlined by the City Manager last December.

Since the end of October, I have had numerous conversations with the Chairman of the Airport Authority Board. Additionally, my advisory team and I have had several discussions and meetings with City Staff and, when requested, have also provided Staff with supplemental information to the best of our ability.

Prior to the City Commission meeting on March 24th, I will submit a presentation I would like to present to the Commission that evening outlining the proposed condition modifications as well as indicating an alternative that can be explored after the land use amendment is transmitted to the State.

As I would expect people who have taken an interest in this land use amendment in the past to be equally interested in the results of the meeting on March 24th, I believe it would be easier for everyone who would like to attend the meeting to know about what time the matter will be heard. I also expect to have an executive from Fishkind & Associates in Orlando attend the meeting to address qualitative/process questions regarding CDD formation, operation, etc. Additionally, prior to the City Commission meeting on March 24th, I would appreciate a response from Staff indicating which of the attached proposed condition modifications they support and which modifications they will completely defer to the Commission for resolution.

Thank you again for your time and consideration. I remain committed to working constructively

with all parties. I look forward to continuing this discussion on March 24th.

Kind regards,

Robert Simensky

East Gainesville Development Partners LLC

P.O. Box 5156

Gainesville, FL 32627-5156

Tel: (352) 222-7714

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It's Tax Time! Get tips, forms and advice on AOL Money & Finance.

**PROPOSED CONDITION MODIFICATIONS
TO
STAFF CONDITIONS AS MODIFIED BY THE CITY ATTORNEY**

In addition to the modifications listed below, the Applicant will have comments on the draft of the ordinance when it is prepared and would appreciate the opportunity to work directly with the City Attorney in advance of the publication of the ordinance, in order to resolve and clarify drafting issues/ambiguities prior to its release. Thank you.

Condition A-1

The planned use district is a maximum of ~~1,500~~^{1,199} residential units, ~~400~~⁵⁰⁰ ALF (Assisted Living Facility) beds, and a maximum of 200,000 square feet of non-residential uses (to include a maximum of 100,000 square feet of retail space and a maximum of 100,000 square feet of office space). The actual amount of residential units and non-residential development area will be specified in the PD zoning ordinance as limited by the city, county and state development restrictions and constraints, including but not limited to, wetlands and surface water regulations, wellfield protection, floodplain requirements, concurrency and airport hazard zoning regulations.

Condition A-2

No residential units including ALF beds shall be allowed within the 65+ DNL noise contour east of Ironwood Golf Course's easternmost boundary line (S 29°13'27" W 907.08' (L) S 29°14'38" W 907.02 (M); S 21°26'37" W 730.15' (L) N 21°27'18" E 730.34' (M); S 07°59'20" W 777.35' (L) N 07°59'52" E 777.45' (M); L63 M62; L61 M61; S 23°36'50" W 740.48' (L) S 23°37'31" W 740.44' (M); S 02°33'55" W 745.29' (L) S 02°34'43" W 745.20' (M)) Airport Noise Zone.

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Condition A-3

For any non-residential development within the 65+ DNL noise contour east of Ironwood Golf Course's easternmost boundary line (S 29°13'27" W 907.08' (L) S 29°14'38" W 907.02 (M); S 21°26'37" W 730.15' (L) N 21°27'18" E 730.34' (M); S 07°59'20" W 777.35' (L) N 07°59'52" E 777.45' (M); L63 M62; L61 M61; S 23°36'50" W 740.48' (L) S 23°37'31" W 740.44' (M); S 02°33'55" W 745.29' (L) S 02°34'43" W 745.20' (M)) Airport Noise Zone, the only allowable uses shall be those permitted uses identified in the PD zoning ordinance and consistent with Appendix F, Airport Hazard Zoning Regulations of Chapter 30, Gainesville Code of Ordinances. In addition, such permitted uses shall be compatible or made compatible (in accordance with Table 1 of Appendix A to 14 C.F.R. of Part 150) with the Airport Noise Subzone within which the use is located.

Condition A-4

The area, uses, intensity and density of the Planned Use District shall be restricted as follows:

- 1) Zone: Within the 65+ DNL noise contour east of Ironwood Golf Course's easternmost boundary line (S 29°13'27" W 907.08' (L) S 29°14'38" W 907.02 (M); S 21°26'37" W

730.15' (L) N 21°27'18" E 730.34' (M); S 07°59'20" W 777.35' (L) N 07°59'52" E 777.45' (M); L63 M62; L61 M61; S 23°36'50" W 740.48' (L) S 23°37'31" W 740.44' (M); S 02°33'55" W 745.29' (L) S 02°34'43" W 745.20' (M))~~Airport Noise Zone~~

Uses: No residential development including ALF beds is allowed. Accessory uses (e.g., recreational facilities) to residential development are permitted. Non-residential development is allowed in accordance with the permitted uses identified in the PD zoning ordinance and consistent with Appendix F – Airport Hazard Zoning Regulations, Chapter 30, Gainesville Codes of Ordinances.

Density: No residential development, including ALF beds.

Intensity: Maximum of 200,000 square feet of non-residential uses (to include a maximum of 100,000 square feet of retail space and a maximum of 100,000 square feet of office space) to be allowed within entire planned use district.

2) Zone: Outside of the 65+ DNL noise contour east of Ironwood Golf Course's easternmost boundary line (S 29°13'27" W 907.08' (L) S 29°14'38" W 907.02 (M); S 21°26'37" W 730.15' (L) N 21°27'18" E 730.34' (M); S 07°59'20" W 777.35' (L) N 07°59'52" E 777.45' (M); L63 M62; L61 M61; S 23°36'50" W 740.48' (L) S 23°37'31" W 740.44' (M); S 02°33'55" W 745.29' (L) S 02°34'43" W 745.20' (M)) and west of this boundary line~~Airport Noise Zone~~

Uses: A) Residential
Density: Maximum of ~~1,500~~1,199 dwelling units, plus ~~400~~500 ALF beds

B) Non-residential
Intensity: Maximum square footage allowed is the total square footage not used in the 65+ DNL noise contour east of Ironwood Golf Course's easternmost boundary line (S 29°13'27" W 907.08' (L) S 29°14'38" W 907.02 (M); S 21°26'37" W 730.15' (L) N 21°27'18" E 730.34' (M); S 07°59'20" W 777.35' (L) N 07°59'52" E 777.45' (M); L63 M62; L61 M61; S 23°36'50" W 740.48' (L) S 23°37'31" W 740.44' (M); S 02°33'55" W 745.29' (L) S 02°34'43" W 745.20' (M)) ~~"Within Airport Noise Zone"~~

Totals:

Density: Maximum of ~~1,500~~^{1,199} dwelling units, plus ~~400~~⁵⁰⁰ ALF beds.

Intensity: Maximum of 200,000 square feet of non-residential uses (to include a maximum of 100,000 square feet of retail space and a maximum of 100,000 square feet of office space) to be allowed within the entire planned use district.

Condition E

All direct impacts to jurisdictional wetlands ~~will be mitigated in accordance with the methodology outlined in Chapter 62-345 Uniform Mitigation Assessment Method (UMAM), F.A.C. In addition, the mitigation plan will ensure that on-site creation of wetlands will result in no net loss of wetland acreage on-site (within the boundaries of the following tax parcels: 08160-001-000, 08160-004-000, 08160-001-001, 08160-004-001, 08160-002-000, 08197-006-000, 08169-000-000, 08171-000-000).~~ and wetland buffers shall be prohibited, with the exception of crossings required for the internal road network and for egress and ingress into the planned use district. Where such crossings cannot be avoided, impacts to the wetland resources shall be minimized to the extent practicable. All unavoidable, direct wetland impacts shall be mitigated in accord with applicable City of Gainesville and water management district requirements. As part of the overall wetland mitigation requirements for any unavoidable, direct wetland impacts, on-site mitigation shall be the first option. Any required on-site mitigation will be part of and will not supersede other wetland mitigation requirements of the comprehensive plan, land development code, and water management district.

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Condition H

The owner/developer shall submit an environmental features report (in accordance with the requirements of the ~~S~~^Ssignificant Ecological Communities zoning district Section 30-309, Gainesville Code of Ordinances, with the application for planned development zoning. As part of this report, the highest-quality uplands shall be delineated and ~~any~~ development within these high-quality areas shall be restricted. ~~In particular, the owner/developer shall preserve and restore the area identified as sandhill (FLUCCS code 412) in the northeastern part of the site. Restoration of any upland habitat on this site may require prescribed burning.~~

Condition K

Buffer and setback requirements for the wetlands and creeks in the planned use district shall be in accordance with the land development code, including the significant ecological overlay district requirements based upon review of the required environmental features report that shall be submitted with the application for planned development district zoning. The buffer and setback requirements shall be specified in the PD zoning ordinance. Regulated creeks on the site shall be limited to the areas depicted on the attached map.

Condition L

Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be ~~proposed~~^{provided} by the owner/developer in the application for planned development district zoning and shall be included in the PD zoning ordinance. These buffers shall be designed to ~~minimize the impact on and~~ adequately buffer the adjacent uses.

Condition Q

~~A maximum of three drive-through facilities shall be allowed. No direct access from NE 39th Avenue or NE 53rd Avenue shall be allowed. All access to the drive-through facilities shall be from the internal roadway system in the planned use district. Drive-through facilities shall be determined in the PD zoning ordinance.~~

Condition S

~~A maximum of two access points shall be allowed along NE 53rd Avenue unless additional access points are approved by Alachua County and the City of Gainesville, in accordance with the Alachua County Access Management regulations, and the locations shall be included in the planned development district zoning. All access points are subject to Alachua County and City of Gainesville approval at the planned development zoning stage and shall be specified in the PD zoning ordinance. To minimize traffic impacts from the Hatchet Creek planned use district on NE 53rd Avenue, the owner/developer shall interconnect the two access points on NE 53rd Avenue with the internal road system in the Hatchet Creek development. Access points on NE 53rd Avenue and connectivity to areas south of Little Hatchet Creek shall be determined in the PD zoning ordinance.~~

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Condition X

Prior to the application for PD zoning related to the Hatchet Creek planned use district, a signal warrant analysis for the intersection of NE 53rd Avenue/NE 15th Street and for the project driveway at NE 39th Avenue shall be submitted as part of the major traffic study requirements. The specifications for the signal warrant analyses shall be part of the traffic methodology letter that will be signed with the City of Gainesville. ~~The developer shall be responsible for the costs of any new traffic signals that are warranted as a result of the development's site related impacts, and the costs shall not be counted toward any required proportionate fair share contribution for transportation concurrency.~~

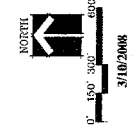
Condition Y

~~Prior to the second reading of the PD zoning ordinance, the developer shall sign a binding letter of agreement with Gainesville Regional Utilities' GRU.com to provide for the installation of fiber optic cable consistent with the City's Traffic Management System (TMS) standards, which shall run along NE 39th Avenue from NE 15th Street to Waldo Road. The owner/developer shall be responsible for the costs associated with tying a new traffic signal at the proposed entrance to the community on NE 39th Avenue into the Traffic Management System to ensure that the new signal communicates with the system, if and when such new traffic signal is installed.~~

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Condition Z-5

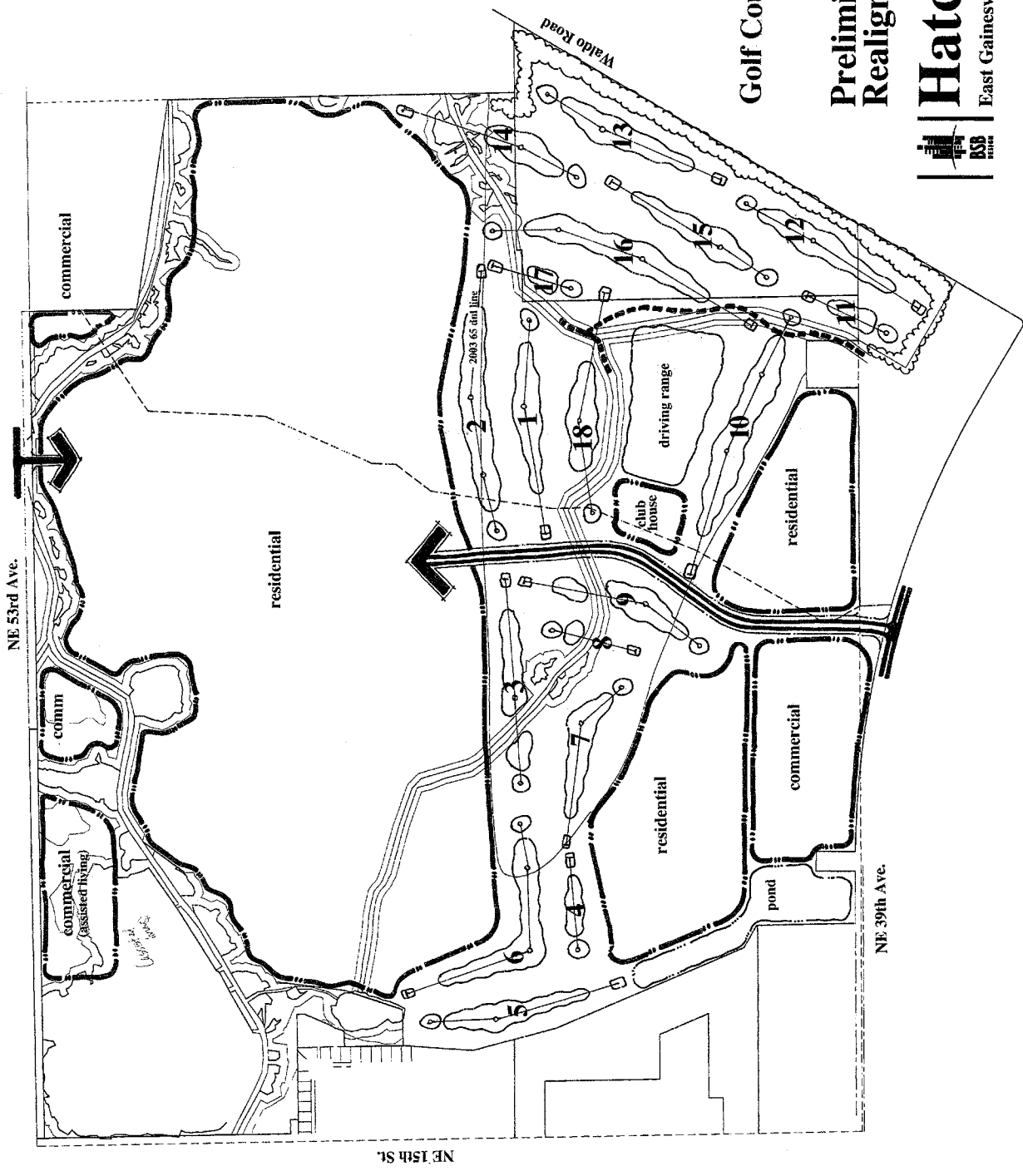
~~At least 80% of the~~ residential development shall be housing designated for persons ~~where at least one member of the household is~~ who are 55 years or older in accordance with the Federal Fair Housing Act (Title 42, Chapter 45, Subchapter 1, U.S.C.), the Florida Fair Housing Act (Chapter 760, Part II, F.S.) and all related federal and state regulations. ~~This~~ restriction ~~on the housing for persons of 55 years or older~~ shall be included on any plat or subdivision of land and in the restrictive covenants. The covenants shall be made expressly enforceable by the City of Gainesville, and shall not be amended without City approval as to this restriction.



Golf Course - par 72 - 7200 yards

Preliminary Golf Course Realignment Plan

Hatchet Creek
East Gainesville Development Partners LLC



FAA FAR Part 150 Noise Study Schedule Gainesville Regional Airport Gainesville, Florida

Revised February 18, 2008

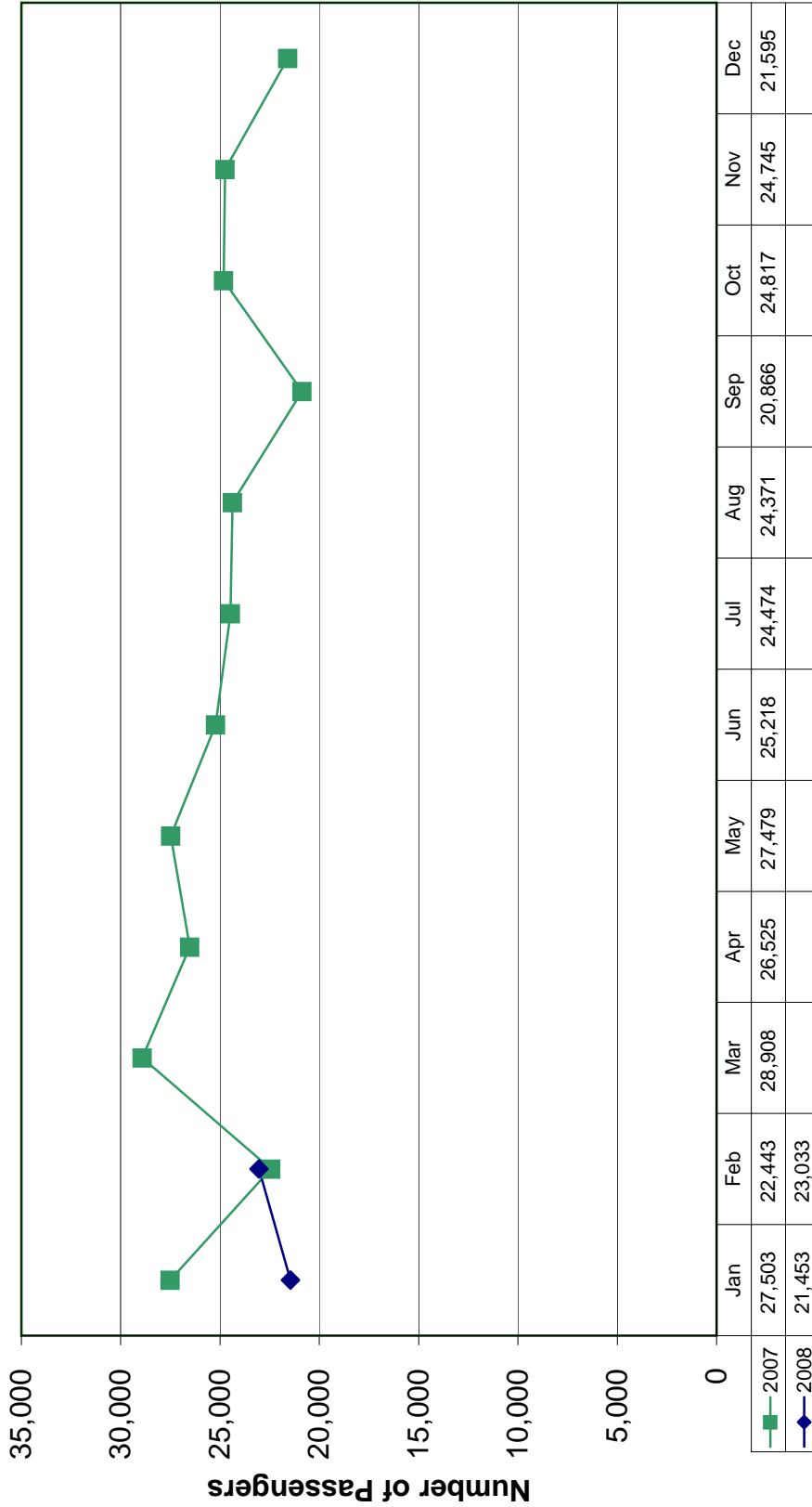
PHASE 1 PART 150 STUDY - NOISE EXPOSURE MAPS	Jan 2008	Feb 2008	March 2008	April 2008	May 2008	June 2008
Element 1 - Project Management						
Community Notification	■			■		
Working Team Meetings	◆				◆	
FAA Coordination - Submission of Aviation Forecasts (30 days)		60 day FAA Forecast Review				
FAA Coordination - Draft NEM Submission						30 day review
Element 2 - Community Involvement Program for NEM						
Technical Advisory Committee Meetings	◆				◆	
Public Open Houses	◆				◆	
Meetings With FAA						
Element 3 - Development of Database of Current Conditions						
Study Area Base Mapping	■					
Land Use Planning and Zoning Inventory	■					
Land Use Compatibility Measures	■			■		
Population / Socioeconomic Data	■			■		
GIS Mapping	■			■		
Element 4 - Information Required For Existing Noise Contours						
Aviation Demand Forecast	■					
Existing Noise Exposure Levels Modeling	■	■				
Existing Noise Exposure Level Impacts	■					
Element 5 - Information Required For Future Noise Contours						
Aviation Demand Forecast	■					
Future Noise Exposure Levels Modeling				■	■	
Future Noise Exposure Level Impacts				■	■	
Element 6 - Working Papers and Report Preparation						
Draft Phase 1 Technical Report			■	■		
Finalize Phase 1 Technical Report					■	
Noise Exposure Maps Approved by FAA						◆

Gainesville Regional Airport
Air Traffic Volume and Fuel Flowage
For the Five Months Ending February 29, 2008

	Actual 02/29/08	Prior 02/28/07	% Change Over Prior	F-YTD 02/29/08	F-YTD 02/28/07	% Change Over Prior
Air Traffic Volume Report						
Passengers						
Regional Carriers						
Deplaned	11,240	10,853	3.57%	56,858	60,046	(5.31%)
Enplaned	<u>10,960</u>	<u>10,666</u>	2.76%	<u>56,410</u>	<u>59,277</u>	(4.84%)
Totals	22,200	21,519	3.16%	113,268	119,323	(5.07%)
Non-Scheduled (Charter)						
Deplaned	416	472	(11.86%)	1,242	4,250	(70.78%)
Enplaned	<u>417</u>	<u>452</u>	(7.74%)	<u>1,174</u>	<u>4,179</u>	(71.91%)
Totals	833	924	(9.85%)	2,416	8,429	(71.34%)
Totals (All-Types)						
Deplaned	11,656	11,325	2.92%	58,100	64,296	(9.64%)
Enplaned	<u>11,377</u>	<u>11,118</u>	2.33%	<u>57,584</u>	<u>63,456</u>	(9.25%)
Totals	<u>23,033</u>	<u>22,443</u>	2.63%	<u>115,684</u>	<u>127,752</u>	(9.45%)
Cargo						
Air Freight						
Deplaned	56,536	63,450	(10.90%)	280,189	326,408	(14.16%)
Enplaned	<u>7,175</u>	<u>15,778</u>	(54.53%)	<u>29,098</u>	<u>84,512</u>	(65.57%)
Totals	63,711	79,228	(19.59%)	309,287	410,920	(24.73%)
Air Express						
Deplaned	0	1,649	(100.00%)	0	4,975	(100.00%)
Enplaned	<u>0</u>	<u>0</u>	0.00%	<u>0</u>	<u>250</u>	(100.00%)
Totals	0	1,649	(100.00%)	0	5,225	(100.00%)
Total Cargo	<u>63,711</u>	<u>80,877</u>	(21.22%)	<u>309,287</u>	<u>416,145</u>	(25.68%)
Tower Operations (Numbers)						
Air Carrier (60+Seats)	187	140	33.57%	907	708	28.11%
Commuter/Taxi(Under)	959	748	28.21%	4,562	4,238	7.65%
Cargo Carrier	34	33	3.03%	177	179	(1.12%)
Gen. Aviation	5,459	5,985	(8.79%)	25,906	28,852	(10.21%)
Military	<u>368</u>	<u>917</u>	(59.87%)	<u>2,377</u>	<u>4,503</u>	(47.21%)
Totals	7,007	7,823	(10.43%)	33,929	38,480	(11.83%)
Fuel Flowage Report (Gallons)						
General Aviation						
Jet A	112,118	82,273	36.28%	461,169	426,250	8.19%
AvGas	<u>20,043</u>	<u>21,092</u>	(4.97%)	<u>99,395</u>	<u>116,078</u>	(14.37%)
Total General Aviation	132,161	103,365	27.86%	560,564	542,328	3.36%
Airlines Jet A	131,907	122,253	7.90%	653,334	640,946	1.93%
Military Jet A	<u>25,060</u>	<u>16,041</u>	56.22%	<u>90,623</u>	<u>90,405</u>	0.24%
Total Fuel Flowage	<u>289,128</u>	<u>241,659</u>	19.64%	<u>1,304,521</u>	<u>1,273,679</u>	2.42%

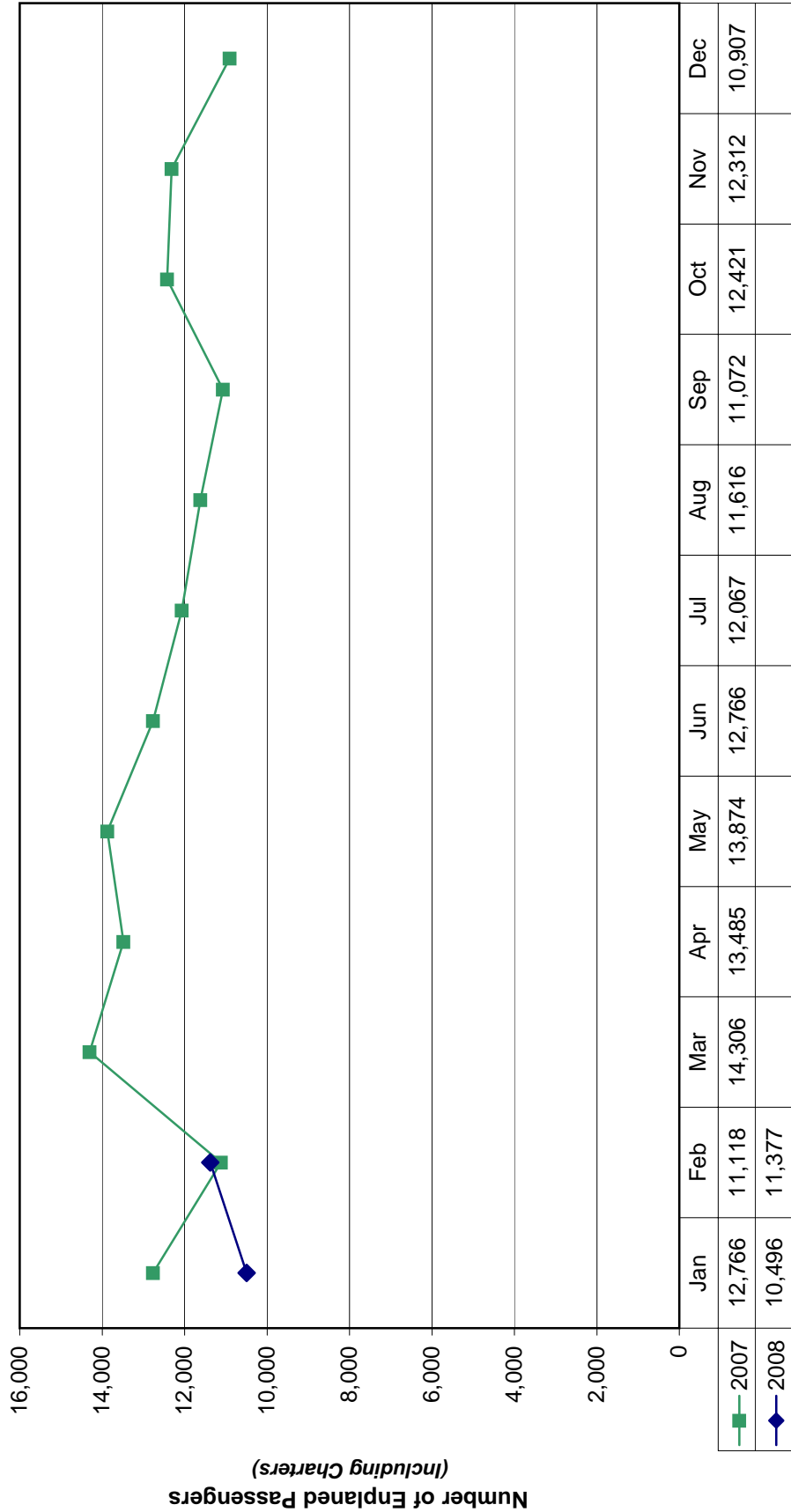


Passenger Traffic by Month February 2008

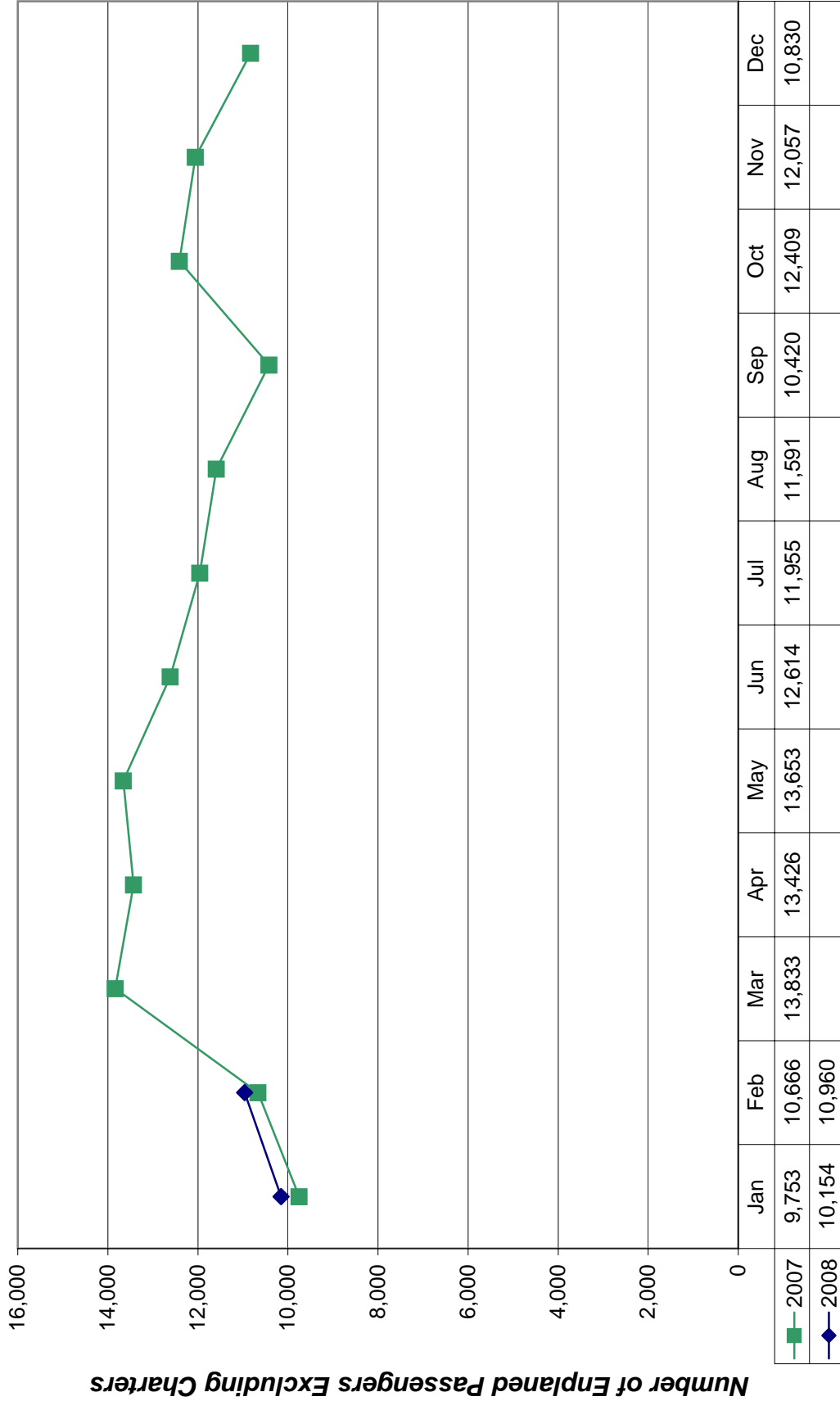




**Enplanements by Month
Including Charters
February 2008**



**Enplanements by Month
Excluding Charters
February 2008**



Gainesville Regional Airport
 Scheduled Commercial Passenger Traffic Load Factors
 For the Five Months Ending February 29, 2008

	Total Passengers	Total Load Factor	F-YTD Total Passengers	F-YTD Load Factor
Airlines:				
Atlantic Southeast Airlines: (Delta Connection)				
Load Potential	10,908.00	100.0%	47,870.00	100.0%
Arriving	6,496.00	59.6%	31,622.00	66.1%
Departing	6,327.00	58.0%	31,525.00	65.9%
Total Passengers for the Month	12,823.00	58.8%	63,147.00	66.0%
Mesa Airlines: (US Airways Express)				
Load Potential	5,550.00	100.0%	29,850.00	100.0%
Arriving	4,111.00	74.1%	20,970.00	70.3%
Departing	3,984.00	71.8%	20,353.00	68.2%
Total Passengers for the Month	8,095.00	72.9%	41,323.00	69.2%
Gulfstream/Continental Connection:				
Load Potential	1,520.00	100.0%	8,892.00	100.0%
Arriving	633.00	41.6%	4,266.00	48.0%
Departing	649.00	42.7%	4,532.00	51.0%
Total Passengers for the Month	1,282.00	42.2%	8,798.00	49.5%
Totals for All Airlines				
Load Potential - Enplaned	17,978.00	50.0%	86,612.00	50.0%
Load Potential - Deplaned	17,978.00	50.0%	86,612.00	50.0%
Load Potential - Total	35,956.00	100.0%	173,224.00	100.0%
Total Passengers	22,200.00	61.7%	113,268.00	65.4%
Gulfstream/Continental Connection - Tampa Route				
Load Potential - Total E&D	475.00	100.0%	2,451.00	100.0%
Enplaned - Departing	208.00	43.8%	1,475.00	60.2%
Deplaned - Arriving	161.00	33.9%	1,093.00	44.6%
Total Passengers for the Month	369.00	38.8%	2,568.00	52.4%
Gulfstream/Continental Connection - Miami Route				
Load Potential - Total E&D	1,045.00	100.0%	6,441.00	100.0%
Enplaned - Departing	441.00	42.2%	3,057.00	47.5%
Deplaned - Arriving	472.00	45.2%	3,173.00	49.3%
Total Passengers for the Month	913.00	43.7%	6,230.00	48.4%

AIRPORT BUSINESS

2. FBO Presentation – University Air Center (UAC)

Mr. Bill Pokorny, UAC General Manager, will provide an informational presentation on the activities and responsibilities of the Airport FBO.

Recommendation: Listen to the presentation and give any applicable comment.

AIRPORT BUSINESS

3. Finance Report

An update on the GACRAA budget and a comparison with actual revenue and expenditures as of February 29, 2008 will be provided.

Recommendation: Listen to the report and give any applicable comment.

Gainesville Regional Airport**Actual vs. Budget Statement of Operations**

For the Five Months Ending February 29, 2008

NOTE: These are preliminary unaudited statements. Certain accruals and adjustments may have been omitted

	Current Actual	Current Budget	Variance Over/(Under)	F-YTD Actual	F-YTD Budget	Variance Over/(Under)
Revenues						
Airline Related Revenues						
Air Carrier Exclusive Rent	10,632.96	10,632.96	0.00	53,164.80	53,164.80	0.00
Air Carrier Non-Excl. Rent	16,437.60	16,437.59	0.01	82,188.00	82,187.92	0.08
Air Carrier Landing Fees	18,250.86	14,680.75	3,570.11	78,889.40	73,403.75	5,485.65
Fuel Storage Facility Fees - Sign	7,165.05	5,501.67	1,663.38	30,951.62	27,508.33	3,443.29
Non-Scheduled Landing Fees	0.00	0.00	0.00	4,499.18	1,500.00	2,999.18
Terminal Passenger Charge	600.00	600.00	0.00	1,800.00	1,500.00	300.00
Terminal Ramp Charge	100.00	0.00	100.00	600.00	0.00	600.00
Boarding Bridge Revenue	2,715.00	1,808.33	906.67	12,730.00	9,041.67	3,688.33
Airport Security Charges	24,797.11	25,126.66	(329.55)	106,873.48	118,621.38	(11,747.90)
Total Airline Related Revenues	80,698.58	74,787.96	5,910.62	371,696.48	366,927.85	4,768.63
General Aviation Related Revenues						
Fuel Flowage Fees	8,061.20	5,843.25	2,217.95	36,478.81	29,216.25	7,262.56
Fuel Storage Fees - Non-Signato	6,707.39	6,442.83	264.56	34,189.48	32,214.16	1,975.32
GA Landing Fees	525.63	625.00	(99.37)	2,665.73	3,125.00	(459.27)
GA T-Hangar Rent	16,935.96	18,794.00	(1,858.04)	97,151.06	93,970.00	3,181.06
GA Sunshade Rent	900.00	1,264.42	(364.42)	4,668.00	6,322.09	(1,654.09)
Ground Support Equip Rental	330.00	208.33	121.67	2,030.00	1,041.67	988.33
GA Tiedowns	3,296.05	910.00	2,386.05	6,005.05	4,550.00	1,455.05
GA Port-O-Port Rent	616.00	566.50	49.50	3,518.00	2,832.50	685.50
GA Storage Fees	95.00	95.00	0.00	475.00	475.00	0.00
FBO Rent	13,753.51	13,753.50	0.01	68,767.55	68,767.54	0.01
FBO Gross Receipts %	2,377.80	2,166.66	211.14	11,057.11	10,833.33	223.78
FBO Aircraft Sales Fee	200.00	0.00	200.00	200.00	0.00	200.00
FBO Charter Passenger Fee	252.00	1,075.00	(823.00)	1,242.00	4,475.00	(3,233.00)
FBO Ramp Parking Fees	289.75	333.33	(43.58)	746.70	1,666.67	(919.97)
Gator Aviation Rent	3,141.28	3,141.28	0.00	15,706.40	15,706.40	0.00
Modular Building Land Lease	261.77	261.75	0.02	1,308.85	1,308.75	0.10
Bi-Fold Door Hangar Rent	1,250.00	1,250.00	0.00	6,250.00	6,250.00	0.00
DayJet Office & Hangar Rent	4,395.50	4,395.50	0.00	21,977.50	21,977.50	0.00
Federal Express Facility Rent	226.80	226.83	(0.03)	1,134.00	1,134.17	(0.17)
Corporate Aviation	1,788.73	1,858.00	(69.27)	8,943.65	9,290.00	(346.35)
Joint Aviation Unit Rent	716.00	716.00	0.00	3,580.00	3,580.00	0.00
Banner Towing Fees	0.00	0.00	0.00	25.00	0.00	25.00
Blimp Tiedown Fees	75.00	0.00	75.00	100.00	0.00	100.00
GSE & Vehicle Fuel Sales	4,284.43	3,358.33	926.10	14,191.20	16,791.67	(2,600.47)
Eclipse Aviation Rent	57,181.65	57,357.83	(176.18)	286,545.25	286,789.17	(243.92)
Total GA Related Revenues	127,661.45	124,643.34	3,018.11	628,956.34	622,316.87	6,639.47
Concession Related Revenues						
Interspace Advertising	\$0.00	\$0.00	\$0.00	\$7,511.88	\$10,000.00	(\$2,488.12)
Pay Phone Commissions	0.00	0.00	0.00	36.46	0.00	36.46
Ground Transportation	160.00	125.00	35.00	1,324.90	625.00	699.90
Rental Car Exclusive Rent	7,147.89	7,147.91	(0.02)	35,739.45	35,739.58	(0.13)
Rental Car Non-Exclusive Rent	43,495.74	44,115.33	(619.59)	217,478.70	220,576.66	(3,097.96)
Rental Car Excess Rent	8,945.06	15,240.00	(6,294.94)	38,641.88	73,320.00	(34,678.12)
Rental Car Overflow Parking	68.00	125.00	(57.00)	2,109.32	625.00	1,484.32
Rental Car Int. Lot Rental	300.00	300.00	0.00	1,500.00	1,500.00	0.00
ATM Concessions	200.00	200.00	0.00	800.00	1,000.00	(200.00)
Parking Revenue	82,244.64	89,257.33	(7,012.69)	419,012.89	434,286.66	(15,273.77)
Vending Machine Commissions	934.84	750.00	184.84	5,401.89	3,750.00	1,651.89
Food Concession Rent	171.98	83.33	88.65	599.11	416.66	182.45
Cell Phone Tower Rent	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00
Other Commissions	0.00	0.00	0.00	455.06	0.00	455.06
Total Concession Related Reve	144,868.15	158,543.90	(13,675.75)	736,611.54	787,839.56	(51,228.02)

Gainesville Regional Airport**Actual vs. Budget Statement of Operations**

For the Five Months Ending February 29, 2008

NOTE: These are preliminary unaudited statements. Certain accruals and adjustments may have been omitted

	Current Actual	Current Budget	Variance Over/(Under)	F-YTD Actual	F-YTD Budget	Variance Over/(Under)
Other & Non-Recurring Revenues						
TSA Office Rent	2,387.12	2,452.67	(65.55)	11,935.60	12,263.33	(327.73)
TSA Checkpoint Reimbursement	481.02	481.00	0.02	2,405.10	2,405.00	0.10
TSA Emergency Supply Storage	15,000.00	15,000.00	0.00	15,000.00	15,000.00	0.00
Other Exclusive Rent	44.98	45.00	(0.02)	224.90	225.00	(0.10)
Non-Aeronautical Rent	569.53	586.08	(16.55)	2,847.65	2,930.42	(82.77)
Access Badge Fees	1,005.00	250.00	755.00	3,090.00	1,250.00	1,840.00
FAA Airways Facility Rent	2,240.95	2,235.92	5.03	11,204.75	11,179.59	25.16
FAA AFSS Rent	4,633.33	4,633.33	0.00	23,166.65	23,166.67	(0.02)
Other Income	359.48	89.17	270.31	4,064.55	445.83	3,618.72
Interest Income	4,671.01	2,916.67	1,754.34	32,213.59	14,583.33	17,630.26
Industrial Park Land Sales	5,247.55	0.00	5,247.55	5,247.55	0.00	5,247.55
Misc. Non-Operating Income	0.00	0.00	0.00	1,219.49	0.00	1,219.49
Total Other & Non-Recurring Re	36,639.97	28,689.84	7,950.13	112,619.83	83,449.17	29,170.66
Total Operating Revenue	\$389,868.15	\$386,665.04	\$3,203.11	\$1,849,884.19	\$1,860,533.45	(\$10,649.26)
Expenses: (before Depreciation)						
Administration Expenses:						
Payroll	\$36,137.96	\$42,151.93	(\$6,013.97)	\$196,782.10	\$210,759.66	(\$13,977.56)
Payroll Related	9,945.01	10,809.40	(864.39)	50,368.41	54,047.04	(3,678.63)
Department Expenses	50,201.13	63,562.99	(13,361.86)	334,272.44	317,814.93	16,457.51
Total Administration Expenses	\$96,284.10	\$116,524.32	(\$20,240.22)	\$581,422.95	\$582,621.63	(\$1,198.68)
Operations Expenses:						
Payroll	\$6,483.10	\$7,114.55	(\$631.45)	\$37,727.30	\$35,572.77	\$2,154.53
Payroll Related	2,049.95	2,107.27	(57.32)	10,921.92	10,536.38	385.54
Department Expenses	63,970.02	69,644.74	(5,674.72)	324,399.59	348,223.69	(23,824.10)
Total Operations Expenses	\$72,503.07	\$78,866.56	(\$6,363.49)	\$373,048.81	\$394,332.84	(\$21,284.03)
Parking Lot Expenses:						
Payroll	\$10,667.90	\$10,787.20	(\$119.30)	\$62,881.32	\$53,936.02	\$8,945.30
Payroll Related	5,156.08	4,548.77	607.31	22,830.84	22,743.86	86.98
Department Expenses	3,379.94	2,568.32	811.62	17,924.28	12,841.64	5,082.64
Total Parking Lot Expenses	\$19,203.92	\$17,904.29	\$1,299.63	\$103,636.44	\$89,521.52	\$14,114.92
Facilities and Maintenance Expenses:						
Payroll	\$25,009.47	\$36,469.10	(\$11,459.63)	\$156,784.69	\$182,345.49	(\$25,560.80)
Payroll Related	9,436.24	12,307.03	(2,870.79)	54,018.63	61,535.15	(7,516.52)
Department Expenses	33,112.46	33,241.12	(128.66)	152,683.44	166,205.78	(13,522.34)
Total Facilities and Maint. Expe	\$67,558.17	\$82,017.25	(\$14,459.08)	\$363,486.76	\$410,086.42	(\$46,599.66)
FAA Facilities Expenses:						
Payroll	\$1,862.52	\$2,049.34	(\$186.82)	\$10,858.96	\$10,246.68	\$612.28
Payroll Related	792.33	787.48	4.85	4,357.54	3,937.42	420.12
Department Expenses	5,593.99	5,636.32	(42.33)	26,749.99	28,181.64	(1,431.65)
Total FAA Facilities Expenses	\$8,248.84	\$8,473.14	(\$224.30)	\$41,966.49	\$42,365.74	(\$399.25)

Gainesville Regional Airport**Actual vs. Budget Statement of Operations**

For the Five Months Ending February 29, 2008

NOTE: These are preliminary unaudited statements. Certain accruals and adjustments may have been omitted

	Current Actual	Current Budget	Variance Over/(Under)	F-YTD Actual	F-YTD Budget	Variance Over/(Under)
General Aviation Expenses:						
Department Expenses	3,758.62	4,316.66	(558.04)	23,374.40	21,583.30	1,791.10
Total General Aviation Expenses	\$3,758.62	\$4,316.66	(\$558.04)	\$23,374.40	\$21,583.30	\$1,791.10
Fuel Farm Expenses:						
Department Expenses	466.68	2,088.31	(1,621.63)	11,785.62	10,441.63	1,343.99
Total Fuel Farm Operating Expe	\$466.68	\$2,088.31	(\$1,621.63)	\$11,785.62	\$10,441.63	\$1,343.99
Total Expenses	268,023.40	310,190.53	(42,167.13)	1,498,721.47	1,550,953.08	(52,231.61)
Total Revenues (from above)	389,868.15	386,665.04	3,203.11	1,849,884.19	1,860,533.45	(10,649.26)
Less: Total Expenses (from abov	268,023.40	310,190.53	(42,167.13)	1,498,721.47	1,550,953.08	(52,231.61)
Income/(Loss) Before Depreciati	121,844.75	76,474.51	45,370.24	351,162.72	309,580.37	41,582.35

Gainesville Regional Airport**Actual vs. Budget Statement of Operations**

For the Five Months Ending February 29, 2008

NOTE: These are preliminary unaudited statements. Certain accruals and adjustments may have been omitted

	Current Actual	Current Budget	Variance Over/(Under)	F-YTD Actual	F-YTD Budget	Variance Over/(Under)
Non-Operating Revenues						
Grant Revenues						
FDOT JPA #41156919401	0.00	0.00	0.00	31,576.65	0.00	31,576.65
FAA Grant AIP E1 - Emergency	0.00	0.00	0.00	4,309.00	0.00	4,309.00
FDOT JPA #40451719401	0.00	0.00	0.00	6,326.50	0.00	6,326.50
Federal Surplus Equipment	0.00	0.00	0.00	10,800.00	0.00	10,800.00
FAA Grant AIP 22	491,398.00	0.00	491,398.00	1,291,667.00	0.00	1,291,667.00
FAA Grant AIP 23	31,568.00	0.00	31,568.00	186,622.00	0.00	186,622.00
FDOT JPA #41156819401	0.00	0.00	0.00	6,820.94	0.00	6,820.94
FDOT JPA #21675039401	0.00	0.00	0.00	4,059.30	0.00	4,059.30
USDOT Safetee-LU	0.00	0.00	0.00	8,981.81	0.00	8,981.81
FDOT JPA #20761439401	0.00	0.00	0.00	6,047.16	0.00	6,047.16
Total Grant Revenue	522,966.00	0.00	522,966.00	1,557,210.36	0.00	1,557,210.36
Passenger Facility Charges	28,304.23	0.00	28,304.23	139,646.70	0.00	139,646.70
Customer Facility Charges	36,977.00	0.00	36,977.00	153,188.00	0.00	153,188.00
Total Non-Operating Revenue	588,247.23	0.00	588,247.23	1,850,045.06	0.00	1,850,045.06
Non-Operating Expenditures						
Construction in Progress	1,019,909.90	0.00	1,019,909.90	2,862,909.02	0.00	2,862,909.02
Fixed Asset Purchases	0.00	0.00	0.00	37,157.42	0.00	37,157.42
Total Non-Operating Expenditur	1,019,909.90	0.00	1,019,909.90	2,900,066.44	0.00	2,900,066.44

Gainesville Regional Airport
Interest Expense Summary
YTD Summary at 2/29/08

<u>Debt</u>		<u>Expensed</u>	<u>Budgeted</u>	<u>Over Under Budget</u>
2006A	Admin.	57,885	58,241	-356
2006B	Admin.	7,821	7,951	-130
2006C	Gen.Av./F.F.	2,769	2,635	134
T-Hangar(LOC)	Gen.Av.	<u>7,899</u>	<u>7,899</u>	<u>0</u>
Totals	Expensed	<u>76,374</u>	<u>76,726</u>	<u>-352</u>
Terminal(LOC)	Capitalized	<u>6,395</u>	<u>23,745</u>	<u>-17,350</u>
Total Capitalized & Expensed		<u>82,769</u>	<u>100,471</u>	<u>-17,702</u>

Note: The interest expense above of \$ 76,374 should be added to Income YTD as a favorable variance since the expense is recorded in the Statement of Operations; however the budgeted amounts were not included due to it being a separate line item of 2008 approved budget. Therefore, after adding this amount back, the adjusted increase of Income will remain about \$ 76 K more than the reported income over Budget; since the Actual interest expense is in line with Budget shown above. In addition, there was no segregation made between Capitalized and Expensed interest for the Budget.

AIRPORT BUSINESS

4. Line of Credit Draw – Taxiway B Rehabilitation & Lighting Project – Resolution 08-016

**RESOLUTION NO 08-016
EFFECTIVE MARCH 27, 2008**

RESOLUTION AUTHORIZING LINE OF CREDIT DRAWS FROM COMPASS BANK FOR PAYMENT OF EXPENSES RELATED TO DESIGN, ENGINEERING AND BID PHASE OF THE TAXIWAY B REHABILITATION AND LIGHTING PROJECT AT GAINESVILLE REGIONAL AIRPORT

WHEREAS, The Gainesville-Alachua County Regional Airport Authority approved the selection of Compass Bank as the provider of Banking Services on February 19, 2004; and

WHEREAS, The Gainesville-Alachua County Regional Airport Authority approved closing on a \$2 million line of credit on January 20, 2005, which was renewed on March 30, 2006; and

WHEREAS, The Gainesville-Alachua County Regional Airport Authority has authorized the execution of Task Order # 1 in the amount of \$151,445 with URS Corporation for engineering consulting services associated with the design, engineering and bid phase of a Taxiway B Rehabilitation and Lighting Project; and

WHEREAS, The Gainesville-Alachua County Regional Airport Authority staff is pursuing grant funding to pay 95% of the eligible costs associated with a Taxiway B Rehabilitation and Lighting Project, which should be finalized by June 30, 2008;

NOW, THEREFORE,

BE IT RESOVED BY THE GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY, as follows:

Section 1. That the Gainesville-Alachua County Regional Airport Authority shall draw no more than \$166,950 (\$151,445 plus 10%) against the line of credit with Compass Bank, as needed, for payments associated with the design, engineering and bid phase of a Taxiway B Rehabilitation and Lighting Project.

Section 2. That Allan Penksa, Chief Executive Officer, is hereby authorized and directed, with collaboration of legal counsel, to finalize and execute paperwork required to draw no more than \$166,590 (\$151,445 plus 10%) against the line of credit with Compass Bank, on behalf of the Gainesville-Alachua County Regional Airport Authority.

Section 3. That proceeds from reimbursements from Federal Aviation Administration grant funding the Taxiway B Rehabilitation and Lighting Project will be set aside to repay principal and interest on the line of credit with Compass Bank until such time as all principal and interest is fully repaid.

EFFECTIVE this 27th day of March 2008.

**GAINESVILLE-ALACHUA COUNTY
REGIONAL AIRPORT AUTHORITY**

Peter L. Johnson
Chair

ATTEST:

James L. Stringfellow
Secretary/Treasurer

APPROVED AS TO FORM AND LEGALITY

BY: _____
Donald W. Stanley, Jr.
Attorney for the Authority

TENANT REPORTS:

1. **University Air Center – Construction Update**
2. **Gator Aviation Services, LLC**
3. **R D Air Services, LLC**

**Airport Tenants Association
Gainesville Pilots Association**

AIRPORT AUTHORITY INPUT

AIRPORT AUTHORITY ATTENDANCE

NOTE: If any person decides to appeal any decision made by the Airport Authority, with respect to any matters considered at a public meeting, they will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Person with disabilities who require assistance to participate in the meeting are requested to notify the Airport's Administrative manager at (352) 373-0249 at least 48 hours in advance, so that their needs may be accommodated.

Gainesville-Alachua County Regional Airport Authority

Meeting Attendance for the Month of February, 2008
2007/2008

	2/22/2007	3/22/2007	4/26/2007	5/24/2007	6/27/2007	7/26/2007	8/23/0707	9/26/2007	10/25/2007	11/15/2007	12/13/2007	1/17/2008	2/28/2008	3/27/2008	4/24/2008	In Violation if absent at next meeting?
Brashear, Billy ³	P	P	P	P	P	P	A	A	P	P	P	P	P			
Breeze, William	P	P	P	P	P	P	P	P	P	P	P	P	P			
Goldstein, Mark	P	P	P	A	P	A	P	A	P	A	P	P	P			
Johnson, Peter L.	P	P	P	P	P	P	P	P	P	P	P	P	A			
McEachern, W. E. "Mac"	P	P	P	P	A	P	P	P	P	P	P	A	P			
Phillips, Win ¹							A	P	A	A	A	P	P			
Stringfellow, Jim	P	P	P	P	P	P	P	A	P	P	A	P	P			
Thomas, K. Kinnon	P	P	P	P	P	P	A	P	P	P	A	P	P			
Woods, Janet ²							P	P	P	P	P	P	P			

A = Absent
P = Present

¹ Win Phillips was appointed to a three-year term beginning August 13, 2007 by the City of Gainesville

² Janet Woods was appointed to a three-year term beginning August 13, 2007 by the City of Gainesville.

³ Billy Brashear was reappointed to a three-year term beginning October 11, 2007 by Governor Charlie Crist.

GUIDELINES FOR ADDRESSING
THE GAINESVILLE - ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
(GACRAA)
GAINESVILLE, FL

The GACRAA invites and encourages participation by petitioners and members of the public. This may be done by appearing at GACRAA meetings and meetings of GACRAA Committees.

REQUEST TO ADDRESS GACRAA
(being placed on the printed agenda for monthly meeting)

1. Call the Director of Aviation's Office no later than 4:00 PM ten (10) days preceding the monthly meeting.
2. Provide the following information to the office:
 - a. name, address, and occupation;
 - b. persons, group, or interest represented;
 - c. general subject of request; and
 - d. action sought by GACRAA
3. Routinely the monthly meetings begin at 5:00 PM; locations vary.
4. At the appropriate time on the agenda, the Chairman will recognize the citizen wishing to address GACRAA.
5. After being recognized, the citizen should step up to the microphone on the lectern, unless otherwise indicated by the presiding officer, and give his/her name and address in an audible tone of voice.

ADDRESSING GACRAA
(if not on the printed agenda)

1. A citizen may ask to be recognized under the category CITIZEN INPUT - NON-AGENDA ITEM.
2. See 5 above.

Or

1. A citizen may ask to be recognized to speak on a particular topic that is under discussion.
2. See 5 above.

ADDRESSING GACRAA COMMITTEES

1. The following are sources for where and when GACRAA meetings will be held:
 - a. Airport Administration Office (373-0249).
2. A citizen may ask to be recognized by the Chairman of the Committee to speak on the topic under discussion.

ADDRESSING GACRAA: All remarks shall be addressed to GACRAA as a body and not to any member thereof. No person other than a member of GACRAA and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of GACRAA, without permission of the presiding officer. No question shall be asked except through the presiding officer.