

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
Thursday, April 27, 2006 – 5:00 p.m.
Gainesville Regional Airport
Passenger Terminal – Lounge Area
Monthly Meeting
Highlights

Call to Order by the Chair

Chair Jim Stringfellow called the meeting to order at 5:01 p.m.

Invocation: Chair Stringfellow asked everyone to stand and observe a moment of silence to remember the victims of the aircraft crash that occurred on April, 16, 2006 at the Gainesville Regional Airport.

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

Authority Members Present at Roll Call: Billy Brashear, Joe Dunlap, Peter Johnson, Mac McEachern, Jon Morris, Jim Stringfellow, Colette Taylor, and Kinnon Thomas were present. Marilyn Tubb was absent.

Ex-officio member Brent Christensen was absent.

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

Others Present: City of Gainesville liaison Erik A. Bredfeldt was present.

Approval of Meeting Highlights for March 9 and March 30, 2006

Mr. Thomas moved approval of the meeting highlights for March 9 and March 30, 2006. Dr. Taylor seconded the motion. Motion passed.

Adoption of the Agenda

Mr. Thomas moved approval of the agenda. Dr. Taylor seconded the motion. Motion passed.

Citizens' Input

Mr. Walter Barnett, representing the Joint Aviation Unit, invited the Board and Staff to attend the 10-year Anniversary Event for the Alachua County Sheriff's Office and Gainesville Police Department Joint Aviation Unit on May 12.

Airport Authority Input – Non-Agenda Items

Dr. Morris asked for an update on the status of Mr. David Cruise's account for rental fees owed to the airport for the Bi-fold Door Hangar and a sunshade. Mr. Crider reported that Mr. Cruise has prepaid the rent on the sunshade but still owes rent on the Bi-fold Door Hangar. Mr. Crider noted that the Airport Accounting Department now has Mr. Cruise's credit card on file and is working with him regarding payment of past due rents.

Consent Agenda

Mr. Thomas moved adoption of the Consent Agenda. Dr. Taylor seconded the motion. Motion passed.

With the adoption of the Consent Agenda, the Board approved the following items:

1. Site Contract with the City of Gainesville, Department of Cultural Affairs, for the use of the land known as the “former horseshow grounds” for parking overflow during the 2007 Hoggetowne Medieval Faire.
2. Request by TowerCom East to extend the existing Ground Lease Agreement by 180 days to allow additional time for rezoning of airport property and construction permitting by the City of Gainesville.

Airport Business:

Information Items

Mr. Crider distributed copies of a press release announcing DayJet’s launch of the world’s first “Per-Seat, On-Demand” jet service in the Southeastern United States. The announcement was issued by DayJet on April 24, 2006. DayJet will base its corporate headquarters in Palm Beach County, Florida and expects to create over 2,000 new jobs in Florida within four years. DayJet will utilize Eclipse Aviation aircraft.

Mr. Crider reported that minor language changes are still being suggested by the Legislature’s Bill Drafting personnel, and that the City and Airport staffs are working closely to recommend appropriate revisions to the GACRAA Codification Language.

Mr. Crider reported that the City of Gainesville’s City Beautification Board presented the Airport with a Silver Award in the Institutional Landscaping category for the new landscaping installed on the airside of the passenger airline terminal in conjunction with the Passenger Boarding Bridges project.

Mr. Crider stated that bids for the Terminal Renovation – Phase 2 project are due on May 9. He indicated that the construction work should begin in late June/early July. *(Note: The due date for the bids has since been revised to May 16.)*

Mr. Crider reported that the Airport has received advance notice from the FAA that it will fund the acquisition of an ARFF vehicle, the replacement of edge lights on T/W A and construction of a new electrical vault.

Mr. Crider stated that he received formal notification that the FAA Automated Flight Service Station (AFSS) will close on July 23, 2007.

Mr. Crider reported that site work is underway for the Eclipse Aviation project. He indicated that the project is on track to be completed by March 2007.

Mr. Crider reported that work is underway in preparing the former Gulf Atlantic hangar for a new tenant. The exterior has been painted, new windows have been installed and interior work is underway.

Mr. Crider reviewed the air traffic volume and airline load factor reports that were included in the agenda packet.

Chair Stringfellow commended airport staff, GPD, and GFR for the professional manner in which these organizations reacted to the April 16 crash. He noted that commercial flights were cancelled for 24 hours following the crash and that staff worked hard to prepare the terminal for the resumption of flights on April 17.

Dr. Morris requested that staff provide an update regarding the aftermath of the crash at subsequent monthly meetings.

Mr. Crider reported that additional cleaning inside the airline passenger terminal is required. Carpeting and ceiling tiles need to be cleaned and the building's exterior where the crash occurred needs to be power washed. He noted that the airport's insurance policy has a \$25,000 deductible and he estimated that cleaning and repair costs will be several hundred thousand dollars.

Finance Report

Mr. Crocker introduced a new employee who began working for GACRAA on March 6, 2006. Ms. June Sager joins the staff as an Accountant and reports to Mr. Crocker. Ms. Sager is responsible for accounts payable and accounts receivable activities.

Mr. Crocker reported the following results for March 31, 2006.

Revenue	Mar. Year-to-Date Actual (6 mos.)	Mar. Year-to-Date Budget (6 mos.)	Variance Over / (Under)
Total Operating Revenue	\$2,050,778.13	\$1,959,657.18	\$91,120.95
Expenses	Mar. Year-to-Date Actual	Mar. Year-to-Date Budget	Over / (Under)
Total Expenses	\$1,681,829.27	\$1,741,710.14	(\$59,880.87)
Income (Loss) Before Depreciation	\$368,948.86	\$217,947.04	\$151,001.82

Mr. Crocker provided explanations for the revenue and expense items having large variances to budget.

Mr. Thomas, Chair of the Finance & Operations Committee, suggested that the committee meet in June or July to review the impact of loosing Northwest Airlink service.

Facilities & Planning Committee Report

Dr. Brashear reported that the Facilities & Planning Committee met on April 20, 2006 and considered the following items:

- RFP # 06-009 SASO – Former Gulf Atlantic Hangar
- Responses to RFP 06-007 – SASO WWII Hangar
- Maintenance Canopy Construction Award
- Gulfstream International Lease Agreement

Mr. Crider recommended advertising the proposed RFP 06-009 to solicit proposals from parties interested in operating a specialized aviation service business in the former Gulf Atlantic hangar.

Mr. Thomas moved to advertise RFP 06-009. Dr. Taylor seconded the motion. Motion passed.

Mr. Crider reported that only one proposal was received in response to RFP 06-007, a request for proposals to provide specialized aviation services from the WWII hangar. He stated that the committee recommends accepting the proposal, which was submitted by the current tenant in the WWII hangar, Gator Aviation Services, LLC. Mr. Crider recommended adoption of Resolution 06-022.

Mr. Thomas moved to adopt Resolution 06-022 authorizing execution of a lease agreement for a specialized aircraft service operation at Gainesville Regional Airport with Gator Aviation Services, LLC D.B.A. Gator Aviation. Dr. Taylor seconded the motion.

Dr. Lukowski, owner of University Air Center (UAC), questioned whether Gator Aviation Services would be required to pay a fee of 2% on gross receipts.

Mr. Crider responded that Gator Aviation Services would not be required to pay the 2% fee since the appraisal on the WWII leasehold considered a higher fixed rental amount in lieu of the 2% fee.

Dr. Lukowski objected to relieving Gator Aviation Services of the 2% fee stating that it is unfair and would be a monumental bookkeeping effort for University Air Center. He noted that his exemption from paying the 2% fee expires May 31. Dr. Lukowski requested an extension to July, when a new general manager will start work full-time at UAC, and would be available to handle the additional workload.

Mr. McEachern agreed that the 2% fee on gross receipts could be a bookkeeping quagmire and suggested that charging the right amount for rent should remedy equity concerns. He suggested referring the matter to a committee to develop a policy.

Dr. Morris noted that the 2% fee on the gross receipts was included as a component of the FBO RFP and lease agreement, and was acceptable to University Air Center when the lease agreement was executed. He suggested renegotiating the fixed rent amount paid by UAC.

A roll-call vote on adopting Resolution 06-022 followed: Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Dr. Brashear – aye and Mr. Stringfellow – aye. Motion passed 8-0.

Mr. McEachern moved to consider a temporary abatement of the 2% fee on gross revenues as requested by Dr. Lukowski and to refer the matter to the Facilities & Planning Committee. It was the consensus of the Board to refer the matter to the Facilities & Planning Committee.

Mr. Penksa reported that an FDOT grant that will fund work for the construction of a maintenance canopy will expire at the end of July, 2006. He stated that a steel canopy has been ordered and that a bid package for slab site work was advertised. Mr. Penksa reported that two contractors attended the pre-bid meeting but neither submitted a bid by the advertised bid opening date. Both contractors indicated that they were waiting for sub-contractors and suppliers to provide pricing information in order to complete their bids; both contractors were encouraged to submit bids after the bid date had passed. He reported that only Chilton Construction, Ocala, FL, submitted a bid.

Mr. Penksa reported that both Don Stanley, Attorney for the Authority, and the FDOT have approved negotiating a price with Chilton Construction since no other contractors submitted bids for this project. He stated that the Facility & Planning Committee recommends accepting the bid and executing a contract with Chilton Construction in the amount of \$119,950 which is \$15,519 below the RS&H engineer's estimate.

Mr. Thomas moved adoption of Resolution 06-023 authorizing execution of a contract for maintenance equipment storage canopy site preparation with Chilton Construction, Inc., Ocala, FL. Dr. Taylor seconded the motion. A roll call vote followed: Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Dr. Brashear – aye, Mr. Dunlap – aye, and Mr. Stringfellow – aye. Motion passed 8-0.

Mr. Crider affirmed that Gulfstream International Airlines will continue to operate at Gainesville Regional Airport in the premises currently leased by Pinnacle Airlines, d.b.a. Northwest Airlinck.

Mr. Thomas moved adoption of Resolution 06-024 authorizing the execution of an airport agreement with Gulfstream International Airlines, Inc., d.b.a. Continental Connection. Mr. Johnson seconded the motion. A roll call vote followed: Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, and Mr. Stringfellow – aye. Motion passed 8-0.

Dr. Morris encouraged the Business Development & Marketing Committee to pursue additional frequency and weekend service with Gulfstream International Airlines.

Compass Bank – Line of Credit Draw – Resolution 06-025

Mr. Crocker reported that the plan to close on permanent financing for the Eclipse Aviation project has been delayed until after May 25 and that staff is requesting authorization to draw upon an existing line of credit with Compass Bank to pay invoices associated with the Eclipse Aviation project in a timely manner. He anticipates a need of up to \$1 million within the next sixty days, based on recently generated purchase orders for the project. Among the items that will be paid will be an invoice for the metal building which will be purchased by the Airport. By purchasing the building directly from the manufacturer, the Airport will be exempt from paying sales tax and can take a cash discount on the payment terms for the building.

Dr. Morris moved adoption of Resolution 06-025 authorizing line of credit draws from Compass Bank for payment of expenses related to the construction of an Eclipse Aviation service center. Mr. Johnson seconded the motion. A roll call vote followed: Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, and Mr. Stringfellow – aye. Motion passed 8-0.

Tenant Reports: None

Other:

Mr. Erik Bredfeldt, Economic Development Director, City of Gainesville, reported that he accompanied Ms. Michelle Danisovszky to Tallahassee on April 24 for Governor Bush’s press conference to announce DayJet’s launch of the world’s first “Per-Seat, On-Demand” jet service in the Southeastern United States. He indicated that he is hopeful that DayJet will announce Gainesville as a service location.

Chair Stringfellow recommended sponsoring a luncheon as a show of appreciation for all who responded to the crash on April 16. It was the consensus of the Board to host an event to recognize and thank GFR, GPD and airport personnel who responded to this tragic incident.

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 6:01 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date