

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

Thursday, May 24, 2007 –5:00 p.m.

Gainesville Regional Airport

Gainesville Technology Enterprise Center (GTEC) – Main Conference Room

Monthly Meeting

Highlights

Call to Order by the Chair

Chair Peter L. Johnson called the meeting to order at 5:02 p.m.

Invocation: Mr. Jim Stringfellow delivered the invocation.

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

Authority Members Present at Roll Call: Billy Brashear, William Breeze, Joe Dunlap, Pete Johnson, Mac McEachern, Jim Stringfellow, and Kinnon Thomas were present. Mark Goldstein and Marilyn Tubbs were absent.

Ex-officio member Brent Christensen arrived at 5:55 p.m. City of Gainesville liaison Erik Bredfeldt arrived at 5:40 p.m.

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

Approval of Meeting Highlights for April 26, 2007

Mr. Breeze moved approval of the meeting highlights for April 26, 2007. Dr. Brashear seconded the motion.

Mr. McEachern asked that the highlights be amended to indicate that the Board's action to provide a departing employee, former Chief Executive Officer Rick Crider, with a bonus was a discretionary action by the Board and was not required by a contractual agreement.

Mr. Breeze accepted Mr. McEachern's request to approve the highlights as amended; Mr. Thomas seconded the motion. Motion passed.

Adoption of the Agenda

Mr. Thomas moved to adopt the agenda. Mr. Stringfellow seconded the motion. Motion passed.

Citizens' Input – Non-agenda Items

Mr. Dashwood Hicks, citizen, displayed a copy of a flyer sent to airport businesses by staff and requested clarification regarding whether or not general aviation tenants were invited to the "4th Annual Airport and Tenant Feast" held on Wednesday, May 23.

Mr. Penksa stated that this event is an employee picnic sponsored by airport business tenants such as University Air Center, the airlines and rental car companies, etc. He stated that staff would rephrase the name of the event to avoid confusion in the future.

Mr. McEachern inquired as to who paid for the event and objected to using public funds for a picnic that excluded members of the public.

A brief discussion followed regarding whether it is appropriate to expend public funds for an employee event. Mr. Dunlap recommended that the item be referred to the Attorney for the Airport.

County Commissioner Rodney J. Long reported that he and other supporters of the Plan East Gainesville initiative are in favor of value-added developments on the east side of Gainesville and asked that the Board clarify its concerns regarding the proposed Hatchet Creek development.

City Commissioner Scherwin Henry stated that he would like to work as partners to reach an amicable solution that would satisfy all parties.

Mr. McEachern reported that Mr. Penksa presented the issues to the Board and that the Board supports Mr. Penksa's efforts. He suggested that the City and County commissions may benefit from hearing Mr. Penksa's presentation.

Mr. Stringfellow stated that he welcomed discussion with the City and asked why the City didn't communicate with the Airport Authority sooner regarding this proposed development that is planned on land approximately one-half mile from the Airport's primary runway.

Mr. Penksa reported that in addition to sending a letter outlining the Airport's concerns to the City Manager, he has met with each City Commissioner to explain the Board's position regarding the construction of residences within the Airport's noise contours.

Commissioner Long requested that the Board provide succinct facts and policies outlining its concerns.

A lengthy discussion followed. Mr. McEachern reiterated his suggestion that the City and County commissions may benefit from hearing Mr. Penksa's presentation.

State Representative Chuck Chestnut stated that he supports the Plan East Gainesville initiative.

Mr. Dunlap stated that the Airport is creating jobs. He indicated that the Airport has tried to make a good faith effort to document issues that may arise by residential development contiguous to airport property. He stated that the Airport is willing to meet with the developer and hear his concerns.

Mr. Johnson reported that he has met with the developer twice; he indicated that the developer expressed surprise that the Airport is open 24/7.

Mr. McEachern reported that the Board recently approved a motion to make a request of the Gainesville City Commission to authorize that Airport Staff should participate fully in the formal Development Review Process for all land use actions that fall within the airport's hazard zones or adjacent to airport property.

Ms. Doris Edwards, citizen, stated that she concurs with Commissioners Long and Henry and encouraged the Board to discuss its concerns with the developer.

Former State Representative Ed Jennings, Jr. reported that as a developer, he worked with the Airport approximately ten years ago when he developed an Ironwood project. He encouraged continued conversations with the developer of the proposed Hatchet Creek development.

Mr. Stringfellow noted that the City of Gainesville would most likely be named along with the Airport on any noise-related lawsuits filed by future residents if the Hatchet Creek Development is approved as proposed by the developer.

Airport Authority Input – Non-agenda Items - None

Consent Agenda

Mr. Thomas moved approval of the consent agenda. Motion passed.

With the approval of the consent agenda, the Board approved a claim with its liability insurance carrier seeking reimbursement for expenses and losses associated with the April 16, 2006 aircraft accident and directed the Chief Executive Officer to execute claim documents on behalf of GACRAA.

Airport Business:

Information Items

Mr. Penksa reported that the Eclipse Aviation ribbon-cutting ceremony is scheduled to take place on Friday, June 15.

Mr. Jeff Kyser, R.W. Armstrong & Associates, Inc., reported that the construction of T-Hangar rows K and L are approximately 60% complete. Mr. Kyser presented photos showing the construction progress.

Mr. Penksa reported that only two units in row L are available; all other units in L and K have been reserved.

Mr. Penksa reported that a \$25,000 change order to the T-Hangar project is pending; the change order is for the installation of features requested by the Civil Air Patrol (CAP) to convert an end storage unit to a meeting space for the CAP.

Mr. Penksa reported that the Airport does not have \$1.3 million to \$2 million for the local share of the construction cost of a new access road from Waldo Road. He stated that the FAA will only provide funding if the road provides access to aviation development. He recommended reviewing the Airport Master Plan to determine if additional hangars or an air freight facility could be placed on the south side of the airport.

Mr. McEachern stated that the south side of the airport would be an ideal location for another FBO.

Mr. Breeze suggested that DayJet may be interested in building a hangar and terminal on the south side with clear access to Waldo Road.

Mr. Penksa reported that he has invited DayJet to tour the AFSS facility to determine their interest in using the building as a terminal.

Mr. Penksa reported that the Terminal Renovation – Phase 2 project is underway. He stated that a temporary tunnel will be installed through the former atrium and that it will be used by TSA as a screening area.

Mr. Kyser reported that approximately 90% of the cable has been pulled on the Taxiway A Lighting project. He stated that a building permit has been issued for the construction of an electrical vault. He stated that the fiber optic cable will also be replaced.

Mr. Penksa reported that the City Plan Board will consider the Hatchet Creek Development at its meeting on June 21 with carry-over of unfinished business on June 28. As this item is anticipated to be last on the agenda, it will most likely be considered on June 28, which is the 4th Thursday of the month and should be the date of the next GACRAA meeting. Staff recommended holding the next Board meeting on June 27. It was the consensus of the members present to hold the next monthly meeting on June 27th.

In response to a question from Mr. Breeze, Mr. Crocker reported that a lease for driving pad storage space with TSA is forthcoming and that TSA will issue a check for back rent.

Mr. Kyser reported that the Culvert Bridge Replacement project is nearly complete. He stated that sewers have been installed and are available to tie in to General Aviation facilities.

Mr. McEachern stated that there may now be a change in the hydrology characteristics and that some former Airport wetlands may now be suitable for building and that perhaps vents are not need in the Port-a-Ports.

Air Traffic Volume Statistics

Mr. Penksa asked if any members had any questions regarding the air traffic volume statistics.

Mr. Dunlap recommended omitting Northwest Airlink statistics to provide a year over year comparison for the current tenant airlines.

It was the consensus of the Board to encourage ASA to reinstate jet service to Atlanta.

Finance Report

Mr. Crocker reviewed the Finance Report for the period ending April 30, 2007.

Mr. Breeze asked for a clarification regarding ramp fees.

Mr. Bill Pokorny, University Air Center (UAC) stated that UAC charges a ramp fee for jet aircraft operators that do not buy gas. He stated that the two rates, \$75 or 75 gallons of gas and \$150 or 150 gallons of gas, are based on the size of the aircraft.

Mr. McEachern stated that UAC does not have exclusive use of the ramp and that UAC should remit ramp fees to the Board.

Mr. Penksa suggested that the item be considered by the Finance & Operations Committee in conjunction with the FY2008 budget process.

Escrow Agreement with the City of Gainesville

Mr. Stanley, Attorney for the Authority, reported that the Board previously approved a motion to reserve up to \$50,000 of the proceeds it received from the City of Gainesville to cover the cost of groundwater treatment/disposal on 3.52 acres of airport industrial park property sold to Florida Food Service. He stated that the Board can approve the resolution and the agreement in substance but recommended changing the release date in paragraph 4 so that it is consistent with a prior motion approved by the Board and deleting paragraph 4.b which provides an extension to the release date.

Mr. Erik Bredfeldt, City of Gainesville Economic Development Director, stated that Florida Food Service's development of the property is underway and that the work is anticipated to be done by the end of 2007. This information reversed the need to eliminate paragraph 4.b.

Mr. McEachern moved to adopt Resolution 07-017 authorizing execution of an Escrow Agreement with the City of Gainesville to define the terms and conditions for holding in escrow up to \$50,000 of the cost of groundwater treatment/disposal on property purchased by Florida Food Service, Inc. Mr. Thomas seconded the motion. Motion passed. A roll call vote followed: Mr. McEachern – aye, Mr. Stringfellow – aye, Mr. Thomas – aye, Dr. Brashear – aye, Mr. Breeze – aye, Mr. Dunlap – aye, and Mr. Johnson – aye. Motion passed 7-0.

Facilities & Planning Committee Report

Mr. Penksa reported that the Facilities & Planning Committee met on May 16. Mr. Penksa reviewed the comments and revisions suggested by the committee regarding the proposed T-Hangar Lease Agreement. He stated that the committee recommends adopting the proposed Lease Agreement for the new T-Hangar units.

Mr. McEachern questioned several provisions of the proposed lease; Mr. Stanley and/or Mr. Penksa provided clarification. Mr. McEachern recommended changing the wording requiring a tenant to “demonstrate” airworthiness to “provide evidence” of airworthiness of his/her aircraft.

Mr. Thomas moved to adopt the proposed T-Hangar Lease Agreement. Mr. Dunlap seconded the motion. Motion passed.

Mr. Penksa reported that the committee discussed staff's recommendation to develop a land use compromise to offer to the developer of the proposed Hatchet Creek Development.

Mr. Penksa proposed that the Board make an offer to purchase the industrial zoned property that lies within the 65 dnl noise zone. He noted that the Airport Master Plan Update supports and recommends this proposal. He stated that the Board could pursue FAA funding for the land purchase. Mr. Penksa recommended encouraging the developer to build only parks or recreational facilities within the 65 dnl noise contour.

Mr. Penksa reported that the 2023 noise contour was based on the assumption that runway 7-25 would be extended to 6500 feet and that some jet traffic would switch from runway 11-29 to 7-25. He stated that it is now known that the FAA does not support extending runway 7-25 and that all jet traffic will continue to use 11-29. He recommended updating the future noise contour map to reflect heavier use of runway 11-29.

Mr. McEachern stated that the proposed Hatchet Creek Development is outside the boundary of the Plan East Gainesville initiative. He recommended that the Board appropriate \$50,000 to resist the developer's

plan to build residences within the airport's 65 dnl noise contour. He recommended that the Board challenge the determination by the Department of Community Affairs that the DRI is not required. Mr. McEachern recommended that staff prepare as much information as possible from sources such as the AOPA and other communities and airports that have had to contend with incompatible land uses.

Mr. McEachern moved to approve the following recommendations:

- ➔ *To continue to support the efforts of the Chief Executive Officer;*
- ➔ *To fully concur with the efforts of the Chief Executive Officer;*
- ➔ *To work toward educating City Commission members and the public through whatever means necessary that the proposed residential development adjacent to airport property and within the 65 dnl is an incompatible land use.*

Mr. Dunlap seconded the motion. Motion passed.

Mr. McEachern concluded the discussion stating that the City should use its zoning powers to protect the Airport.

Employment Contract with Allan J. Penksa – Resolution 07-018

Mr. McEachern moved to adopt Resolution 07-018 authorizing execution of an Amended Employment Contract with Allan J. Penksa. Mr. Dunlap seconded the motion. A roll call vote followed: Mr. Stringfellow – aye, Mr. Thomas – aye, Dr. Brashear – aye, Mr. Breeze – aye, Mr. Dunlap – aye, Mr. McEachern – aye, and Mr. Johnson – aye. Motion passed 7-0.

Airport Authority Attendance

No issues to report at this time.

Tenant Report

Mr. Pokorny reported that UAC purchased for three new fuel trucks. He stated that UAC has recently been designated as a Cessna warranty service center for single-engine aircraft and a Cirrus warranty service center. Mr. Pokorny reported that UAC has received temporary certification as an avionics service and repair facility. He indicated that full certification is anticipated in six to nine months. He reported that UAC will purchase a Cessna light sport aircraft to utilize as a trainer for the flight school.

Mr. McEachern moved to approve joint advertising with UAC in general aviation publications.

Mr. Penksa recommended that the Board consider joint advertising in the FY2008 budget.

Airport Authority Comments

Adjournment

There being no further business, the meeting was adjourned by the Chair at 7:37 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date