

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

**Thursday, July 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 5:03 p.m.

Invocation: Mrs. Tubb delivered the invocation.

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, Kinnon Thomas, and Marilyn Tubb were present. Colette Taylor 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 June 22, 2006

Mrs. Tubb moved approval of the meeting highlights for June 22, 2006. Dr. Brashear seconded the motion. Motion passed.

Adoption of the Agenda

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

Citizens' Input - None

Airport Authority Input – Non-Agenda Items - None

Consent Agenda

Staff recommended approval to execute an agreement with the University of Florida Phillips Center for the Performing Arts (PCPA) for in-kind trade of advertising. The PCPA will install a 4' x 6' framed poster depicting their 2006-2007 season in the front entrance of the airport terminal. In exchange, the airport will receive a full-page color ad in the PCPA 2006-2007 season program book which will have a minimum circulation of 50,000 and will be provided to patrons at all 2006-2007 season performances. The value of this exchange is \$2,500 and the exposure will be over a nine (9) month period, August 2006 through April 2007.

Mrs. Tubb moved approval of the consent agenda. Mr. Thomas seconded the motion. Motion passed.

Airport Business:

Information Items

Mr. Crider reported that he, Michelle Danisovszky, Allan Penksa and Jim Stringfellow attended the Florida Airports Council Annual Conference where DayJet announced that Gainesville Regional Airport would be the site of its first DayBase. DayJet will base 6 – 8 jets and crews in Gainesville.

Mr. Stringfellow noted that Eclipse Aviation anticipates receiving FAA Certification by the end of July. (*Note: Eclipse Aviation announced on July 27 that the Eclipse 500 received provisional type certification from the FAA and expects to receive the full type certification by August 30th.*)

Mr. Crider reported that staff met with the FDOT regarding the proposed multi-modal facility and that Reynolds, Smith & Hills, Inc. will present a Task Order for the design of the facility within the next few months.

Mr. Crider stated that at its June 26th meeting, the Gainesville City Commission did not approve the Airport's proposed recommendation to record a conservation easement on Gum Root Swamp property although they did pass an alternative action. He reported that he and Mr. Stringfellow met with the Mayor and the City Manager last week to continue discussion to resolve the issue. Mr. Crider reported that permits for the T-Hangar project are being held up by the St. Johns River Water Management District until the recordation is resolved.

Mr. Crider reported that the temporary recabing of Runway 7-25 has been completed and that the edge lights are operable.

Mr. Jeff Kyser, R. W. Armstrong & Associates, Inc. distributed copies of photographs illustrating the construction progress of the Eclipse Aviation facility. The slab will be completed by the end of July and the metal building components are due to arrive in mid-August.

Mr. Crider reported that repair work, paint and repair of the roof of the former Gulf Atlantic hangar are nearly completed. He stated that an RFP in response to recent inquiries to occupy the facility has been developed and that proposals are due on August 8.

Mr. Crider reported that Reynolds, Smith & Hills, Inc. is printing the final Airport Master Plan Update document and that it will be submitted to the FAA. He noted that the Board adopted the Airport Master Plan Update at its June meeting.

Mr. Crider reviewed the Air Traffic Volume and Fuel Flowage reports for June. He stated that the decline in passenger traffic can be attributed to the loss of Northwest Airlines service and the reduction in flights by Delta Connection. He stated that Delta Connection will reinstate a seventh flight which was eliminated in December of 2005; the flight will be a late evening regional jet which will remain over night (RON). Mr. Crider stated that Continental Connection will add a third daily flight to Miami in August and is also considering a Saturday flight. Mr. Crider reviewed the cargo, operations and load factor statistics.

Finance Report

Mr. Crocker reported the following results for June 30, 2006.

Revenue	June Year-to-Date Actual (9 mos.)	June Year-to-Date Budget (9 mos.)	Variance Over / (Under)
Total Operating Revenue	\$3,006,170.35	\$2,893,759.45	\$112,410.90
Expenses	June Year-to-Date Actual	June Year-to-Date Budget	Over / (Under)
Total Expenses	\$2,618,183.76	\$2,565,595.07	\$52,588.69
Income (Loss) Before Depreciation	\$387,986.59	\$328,164.38	\$59,822.21

Mrs. Tubb moved to accept the Finance Report. Mr. Johnson seconded the motion. Motion passed.

Facilities and Planning Committee Report

Mr. Crider reported that the Facilities & Planning Committee met on July 13, 2006.

Mr. Crider reported that bids were received on July 20 for the T-Hangar development project, RFP # 06-001.

Mr. Penksa reported that the bid specification includes the construction of two T-Hangar buildings, the installation of an aircraft wash rack, the replacement of the door on the bi-fold hangar, and the installation of flood vents on the Port-A-Ports. He reported that the bids were significantly over the budget for the project and that staff will evaluate options and propose a recommendation to the Board at the next meeting.

Mr. Penksa reported that bids for the replacement of the NE 42nd Terrace culvert bridge were received on July 20. He stated that 100% of the cost of the project will be funded by an FAA emergency grant offered following the 2004 hurricane season. He reported that the St. Johns River Water Management District has issued a permit for this project. Mr. Penksa reported that the lowest responsive bid was within the project budget and was submitted by Commercial Industrial Corporation, Reddick, FL.

Mr. Crider noted that agenda item # 6 addresses staff’s recommendation to award a contract to Commercial Industrial Corporation.

Mr. McEachern pointed out the great disparity in the prices for fertilizer in the bid tabulation and voiced his concern over the environmental impact of the fertilizer amounts shown in the report.

Mr. Kyser reviewed the information contained in the bid tabulation, which was included in the agenda packet; it shows 128 tons of fertilizer would be utilized in the project. He noted that the St. Johns River Water Management District (SJRWMD) reviewed the project and is aware of the amount in the specification.

Dr. Morris also voiced his concern of the environmental impact associated with the amounts of fertilizer shown in the bid tabulation.

Mr. Crider recommended that Mr. Kyser review the fertilizer aspect of the project.

Mr. McEachern stated that he was unwilling to vote in favor of utilizing 128 tons of fertilizer, and suggested that the vote on the contract award be delayed until Mr. Kyser could clarify the issue.

Mrs. Tubb, citing Mr. Penksa's statement that the SJRWMD had reviewed and issued a permit for the project, stated that she would be willing to move approval of the contract award.

Mr. Stringfellow recommended that Mr. Kyser review the fertilizer utilization, and that the Board award the contract recognizing that there may be deductions attributed to the amount of fertilizer required.

(Post meeting follow-up note: Mr. Kyser advised that the amount of fertilizer in the specification is 128 pounds, and that the bid tabulation quantity, 128 tons, was due to a scrivener's error. It's been clarified that the SJRWMD staff had reviewed the application and all their concerns have been addressed. A permit is anticipated to be issued by the end of August.)

Mr. Crider reported that the committee received a presentation from Mr. Stephen Harrill regarding the Terminal Renovation – Phase 2 project. He stated that Reynolds, Smith & Hills (RS&H) has proposed Task Order #12, Supplement # 2 to re-design a more affordable project. The cost associated with the task order, \$604,550, also includes assembly of construction documents and bid oversight services.

Mr. Harrill stated that RS&H has reviewed the plans and bids to identify the high priority needs, and the most costly elements of the project.

Mr. Harrill stated that the priorities are as follows:

1. HVAC Improvements
2. Capture Courtyard Interior Space
3. Restroom Improvements
4. Concession Improvements
5. Administrative Area Improvements

Mr. Harrill reported that the structural complications that are associated with the expansion and enclosure of the courtyard were costly, and he suggested simplifying this element of the project to include only the current courtyard footprint.

Mr. Stringfellow noted that the new plan shows a revolving door for use by deplaning passengers moving from the sterile hold room to the non-secure lobby.

Mr. McEachern also objected to the installation of a revolving door.

Mr. Crider reported that TSA is not willing to pay for monitoring the traffic flow of deplaning passengers and that alternative options to the revolving door can be explored.

Dr. Morris recommended adding a concession area in the sterile passenger waiting room.

Mr. Harrill reported that sterile hold room restroom improvements, which would involve the addition of water lines and sewer lines, have been omitted from the first part of the new Phase 2 plan. He stated that the addition of these lines would have also facilitated the installation of a concession area.

Mr. Stringfellow encouraged staff and Mr. Harrill to consider options for a concession operation in the sterile hold room.

Mrs. Tubb moved adoption of Resolution 06-041 authorizing execution of Supplement # 2 to Task Order #12 with Reynolds, Smith & Hills, Inc. for bidding, redesign, rebidding and construction administration phase services of Airline Passenger Terminal Renovation – Phase 2 in the amount of approximately \$604,550,00. Mr. Johnson seconded the motion. A roll call vote followed: Mr. McEachern – aye, Dr. Morris – aye, Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, and Mr. Stringfellow – aye. Motion passed 7-0. (Note: Mr. Thomas was absent from the room at the time of the roll call.)

Mr. Crider reported that staff presented to the committee the proposed draft of an RFQ for general consulting services for project management and oversight. The successful firm will be awarded a three year contract to represent the airport's interests during the Terminal Renovation – Phase 2, and other projects on a task order basis.

Mr. Crider stated that having an on-site project management representative would have been helpful during Terminal Renovation – Phase 1 construction.

It was the consensus of the Board that staff moves forward with an RFQ.

Mr. Crider reported that staff presented a plan illustrating parking lot walkways and ADA modification. He stated that the east walkway has ADA curb cuts, but the west walkway does not. He suggested enhancing the parking lot by adding covered benches on the walkway, upgrading the landscaping, adding trash cans and creating smoking areas.

It was the consensus of the Board that staff moves forward with the proposed parking lot enhancement plan.

Mr. Penksa reported that the airport does not have surplus hangars with office space available for rent; the lack of facilities presents a barrier to establishing new businesses at the airport. He stated that the current Minimum Standards do not allow aviation service providers to use temporary structures. He recalled that the Board recently approved negotiating a lease agreement for the Bi-fold Door Hangar with R D Air Services. He reported that the Bi-fold Door Hangar is a storage facility that does not contain any office space or public amenities for R D Air Services customers. Mr. Penksa recommended amending the Minimum Standards to allow specialized aviation service providers to utilize temporary modular buildings for offices and public facilities if the operator intends to occupy permanent facilities.

Mr. McEachern moved adoption of Resolution 06-042 adopting an amendment to the Minimum Standards and Requirements for Aeronautical Activities providing for temporary facilities at Gainesville Regional Airport. Mrs. Tubb seconded the motion. A roll call vote followed: Dr. Morris – aye, Mr. Thomas – aye, Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, and Mr. Stringfellow – aye. Motion passed 8-0.

Mr. McEachern recommended reviewing the Minimum Standards in depth and stated that he was in favor of additional changes. He suggested adding language regarding the leasing of land without a development

plan in place. Mr. Stringfellow referred Mr. McEachern's concerns to the Facilities & Planning Committee.

Mr. Crider recommended approval of Resolution 06-043 approving a ground lease agreement with R D Air Services for a temporary modular office.

Mr. Penksa reported that the ground lease agreement provides for the rental of an existing paved area adjacent to the Bi-Fold Door hangar, for the placement of a temporary modular office structure. The proposed temporary structure will utilize an existing septic system installed to serve the old Gator Air building. The rental rate for the 10,000 – 11,000 sq. ft. paved area will be \$0.25 per square foot. The exact leasehold area will depend on automobile parking requirements. Mr. Penksa reported that R D Air Services would be required, as would other interested parties, to submit a proposal to develop one of the three sites identified for corporate hangar development.

Dr. Brashear left the meeting at 6:40 p.m.

Mr. Thomas moved approval of Resolution 06-043 approving a ground lease agreement for a temporary modular office with R D Air Services. Mrs. Tubb seconded the motion.

A brief discussion followed regarding the use of the Bi-Fold Door Hangar and the former Gulf Atlantic Hangar as transitional facilities for specialized aviation service operators who are interested in developing long-term facilities at the airport.

A roll call vote followed: Mr. Thomas – aye, Mrs. Tubb – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, and Mr. Stringfellow – aye. Motion passed 7-0.

Mr. Crider reported that RFP # 06-013 has been advertised and that proposals are due August 8. He stated that this is the repackaged version of RFP # 06-009 for the former Gulf Atlantic hangar.

Mr. Crider referred to a site plan, which illustrates the aforementioned proposed sites for three (3) corporate hangars with offices and automobile parking areas. He stated that there are parties interested in building hangars on the sites.

Mr. Penksa reported that staff would like to move quickly and prepare an RFP document to solicit proposals for these sites.

It was the consensus of the Board that staff moves forward with an RFP.

Mr. Dunlap left the meeting at 6:48 p.m.

Mr. Stringfellow announced that Mr. Crider has been nominated to serve the following organizations, and asked the Board to consider supporting his participation:

- Florida Airports Council – Board Member
- Continuing Florida Aviation System Planning Process – Vice-Chair

Mrs. Tubb moved to support Mr. Crider's appointments to the aforementioned organizations. Mr. Johnson seconded the motion. Motion passed 6-0.

Recognition of Outgoing Member

Mr. Stringfellow presented a plaque, recognizing his service to the Authority, to Dr. Jon Morris.

Dr. Morris encouraged the Board to continue the pursuit of air service development.

Acceptance of Amendment #2 to FAA AIP Grant # 3-12-0028-020-2003 – Resolution 06-044

Mr. Crider recommended acceptance of Amendment #2 to FAA AIP Grant # 3-12-0028-020-2003. He reported that the amendment expands the scope of the grant to include the installation of new panels for Runway 10/28 (remarked as 11/29) signage, the installation of precision approach path indicators on Runways 11 and 29, the installation of lighted windsocks and the construction of associated miscellaneous electrical improvements.

Mr. Thomas moved adoption of Resolution 06-044 accepting Amendment #2 to FAA AIP Grant # 3-12-0028-020-2003 and authorizing execution by the Chief Executive Office on behalf of the Board. Mr. Johnson seconded the motion. A roll call vote followed: Mrs. Tubb – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Mr. Thomas – aye, and Mr. Stringfellow – aye. Motion passed 6-0.

Acceptance of FAA AIP Grant # 3-12-0028-023-2006 – Resolution 06-045

Mr. Crider recommended acceptance of FAA AIP Grant # 3-12-0028-023-2006. He reported that this grant offer will reimburse 95% of AIP-eligible costs associated with the purchase of an Aircraft Rescue and Fire Fighting (ARFF) vehicle and the Taxiway “A” lighting and electrical vault project.

Mr. Thomas moved adoption of Resolution 06-045 accepting FAA AIP Grant # 3-12-0028-023-2006 and authorizing execution by the Chief Executive Office on behalf of the Board. Mr. Johnson seconded the motion. A roll call vote followed: Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Mr. Thomas – aye, Mrs. Tubb – aye, and Mr. Stringfellow – aye. Motion passed 6-0.

Mr. Crider noted that both FAA AIP grants will be submitted to the City of Gainesville Board of Commissioners for acceptance. He indicated that he and Mr. Stanley are in communication with City staff to work through the City’s concerns associated with the power of eminent domain granted to GACRAA by the State Legislature when the Airport Authority was originally established as a special district of the State of Florida.

A debate followed regarding eminent domain and how it relates to airports nationwide, and why the Board cannot and should not abdicate this power.

Contract Award for Project 06-005 – NE 42nd Terrace Culvert Replacement – Resolution 06-046

Mr. Thomas noted that the Board discussed this agenda item earlier during the Facilities & Planning Committee Report.

Mr. Thomas moved adoption of Resolution 06-046 authorizing execution of a contract for NE 42nd Terrace Culvert Replacement with Commercial Industrial Corporation, Riddick, FL. Mr. Johnson seconded the motion. A roll call vote followed: Mr. Johnson, Mr. McEachern – nay, Dr. Morris – aye, Mr. Thomas – aye, Mrs. Tubb – aye, and Mr. Stringfellow – aye. Motion passed 5-1.

Tenant Reports:

Mr. Bill Pokorny, who has represented University Air Center (UAC) at several meetings, announced that he retired from the U.S. Navy on June 30 and is now the full-time General Manager at UAC. He complimented Mr. Crider and Ms. Danisovszky for their roles in arranging the Airport Employee Feast held on July 21. Mr. Pokorny announced that UAC has acquired a new Cessna 172 aircraft with a glass cockpit for the flight school. He reported that UAC also purchased a new glass cockpit Cirrus that will be used for Cirrus pilot training and for air charters.

Ms. Bomberger, Gator Aviation Services, LLC, welcomed R D Air Services to the field.

Other Items:

Mr. McEachern stated that he was unable to attend the next monthly meeting if it will be held on August 31 and asked if the meeting could be held on a different date. After some discussion, staff was directed to poll members to determine their availability on Wednesday, August 23.

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 7:24 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date