

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
Thursday, January 26, 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 5:06 p.m.

Invocation: Mr. Pat Bainter delivered the invocation.

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

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

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

Approval of Meeting Highlights for December 15, 2005 and December 19, 2005

Mr. Thomas moved approval of the meeting highlights for December 15, 2005 and December 19, 2005. Dr. Taylor seconded the motion. Motion passed.

Adoption of the Agenda

Mr. Dashwood Hicks, citizen, asked about the calculation of the CEO Bonus which was a Consent Agenda item. He asked whether PFC funds were included in determining airport income.

Mr. McEachern asked that the CEO Bonus Methodology be removed from the Consent Agenda.

Mr. Thomas moved to take the CEO Bonus Methodology off the Consent Agenda. Dr. Morris seconded the agenda. Motion passed.

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

Citizens' Input:

Mr. Louis Maxwell, a citizen who works part-time with Hertz Corporation, stated that there is a problem with illegally parked vehicles in the ready/return lot. He reported that people park in the fire lane and rental car company spaces in the ready/return lot to avoid paying to park in the short-term parking lot. He suggested that steps be taken to stop people from illegally parking in the ready/return lot.

Mr. Crider stated that staff would follow-up with GPD to patrol the area more frequently, and to encourage all employees to advise people parking in the ready/return lot that the first thirty (30) minutes in the parking lot across the street is free.

Airport Authority Input – Non-Agenda Items - None

Consent Agenda:

Airport Business:

CEO Bonus Methodology

Mr. Crocker answered Mr. Hicks' question regarding the proposed bonus payment to the CEO by referring to page 16 of the agenda. The document summarizes Bonus Calculations for the CEO based on Purvis Gray & Company's audited financial results for fiscal years 2003, 2004, and 2005. He stated that the calculations are based on Operating Income and Operating Expenses, and does not include other revenues such as PFC, land sales, or any other non-operating income or expense. He stated that it was difficult to calculate the bonuses due to conflicting language in the CEO's employment contracts. As an example, some contract language refers to calendar year financial results, which are not audited, rather than fiscal year results which are audited.

Mr. Crocker reported that the committee reviewed the terms of Mr. Crider's employment agreement and determined it was the intention of the Board to award the bonus on audited annual results.

Based on fiscal year results, the CEO's bonus for FY2003 would have been \$17,411.40. For FY2004, the bonus would have been \$15,007.80. No bonuses have ever been paid to Mr. Crider. Mr. Crocker reported that the committee recommends the payment of bonuses to the CEO for 2003 and 2004 based on the proposed calculations for FY2003 and FY2004, interpreting the contract's intent to use fiscal year financial results as the basis of the award because they are audited numbers. He stated that the committee also recommends the adjusting the amounts owed based on the date the bonuses should have been paid, indexed by CPI-U. The amounts to be paid are \$18,402.60 (\$17,411.40 plus \$991.20 for CPI-U adjustment) due February 18, 2004; and \$15,399.04 (\$15,007.80 plus \$391.24 for CPI-U adjustment) due February 18, 2005.

Dr. Morris moved to approve the payment of bonuses to the CEO for 2003 and 2004 based on the proposed calculations for FY2003 and FY2004, endorsing the committee's interpretation of the contract that fiscal year financial results should be the basis of the award. Dr. Taylor seconded the motion.

Mr. McEachern moved to amend the motion to seek the legal opinion of the Attorney General to determine if a public employee may receive a bonus before the bonuses are paid.

In response to a question from Chair Stringfellow, Mr. Stanley, Attorney for the Authority, stated that he has seen other public entities provide bonuses to employees, however, he indicated that he was not prepared to render a legal opinion that Mr. Crider was not entitled to receive a bonus.

A lengthy discussion followed regarding the employment contract and the question raised by Mr. McEachern.

Mr. Dunlap seconded Mr. McEachern's amendment to the motion, however he stated that he preferred that Mr. Stanley research the issue and that he opposed seeking the opinion of the Attorney General. Mr. McEachern indicated that he was in agreement to have Mr. Stanley research the legality question. (Note: Attorney Kellie Caggiano with Allen Dell, P.A. provided a memo stating that according to Section

215.425, Florida Statutes and Attorney General Opinions 2005-30 and 2000-48, Rick Crider may be given his bonus as it was included in his contract with GACRAA and is not inconsistent with the enabling legislation of same.)

The amendment to the motion passed via voice vote 7-0.

Dr. Morris' motion to approve payment of the aforementioned bonuses passed via voice vote 7-0.

Information Items

Mr. Crider distributed copies of Chair Stringfellow's editorial entitled "The Airport Emerges as a Regional Economic Engine". (Note: The editorial was published in ***The Gainesville Sun*** on Saturday, January 28, 2006.)

Mr. Crider reported that temporary recabing of R/W 7-25 is underway and that work is being performed utilizing internal resources. He reported that R.W. Armstrong & Associates is completing design work for new edge lights on T/W A and the associated electrical vault.

Mr. Crider reported that the Gainesville City Commission has recommended stopping discussions regarding the Airport Land Transfer.

Mr. Crider reported the Air Traffic Volume and Fuel Flowage, and the Airline Load Factors for the three months ending December 31, 2005.

Finance Report

Mr. Crocker reported the following results for December 31, 2005.

Revenue	Dec. Year-to-Date Actual (3 mo.)	Dec. Year-to-Date Budget (3 mo.)	Variance Over / (Under)
Total Operating Revenue	\$1,109,624.32	\$1,038,410.56	\$71,213.76
Expenses	Dec. Year-to-Date Actual	Dec. Year-to-Date Budget	Over / (Under)
Total Expenses	\$779,037.09	\$847,726.51	(\$68,689.42)
Income (Loss) Before Depreciation	\$330,587.23	\$190,684.05	\$139,903.18

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

Mr. Thomas moved to accept the Finance Report. Mr. Dunlap seconded the motion. Motion passed.

Air Show Consortium Presentation

Mr. Patrick Bainter, representing the Gainesville Air Show Consortium, LLC, provided a report on the "Heart of Florida" Air Show held at the Airport September 24-25, 2005.

Mr. Bainter reported that the Air Show was profitable. The net profit was \$55,587.80. He reported that the consortium paid the airport \$2,779.39 in December, representing 5% of the net profit which is in accordance with the agreement between the Gainesville Air Show Consortium and GACRAA. Mr.

Bainter stated that \$30,000.00 has been donated to local charities and that \$2,000.00 was paid to United Way as a match to GACRAA employee pledges for 2006. He stated that \$20,000.00 will be held in reserve for start-up costs for the next air show to be held in April of 2007.

Mr. Bainter thanked GACRAA, Gainesville Sports Organizing Committee (GSOC), Gator Aviation Service, and Airport staff for their participation in executing the event.

Mr. Crider recommended using the Air Show revenue for the April 2007 event; it was the consensus of the Board to do so.

Facilities & Planning Committee Report

(Note: Mr. Crider provided the Facilities & Planning Committee Report in Dr. Brashear's absence.)

Mr. Crider reported that the Facilities & Planning Committee met on January 12, 2006. Mr. Crider stated that the committee recommends approval of acceptance of two (2) Florida Department of Transportation (FDOT) Joint Participation Agreements.

Mr. Crider reported that FDOT JPA # 20761439401 will provide matching funds of up to \$950,000.00 for the design and construction of a new access road between Waldo Road and the airline passenger terminal.

Mr. Thomas moved to adopt Resolution 06-013 accepting a Joint Participation Agreement (JPA) from the Florida Department of Transportation, authorizing execution by the appropriate officials on behalf of the Gainesville-Alachua County Regional Airport Authority. Dr. Taylor seconded the motion. A roll call vote followed: Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, and Mr. Stringfellow – aye. Motion passed 7-0.

Mr. Crider reported that FDOT JPA # 42064619401 will provide matching funds of up to \$850,000.00 for the design and construction of a ground transportation hub.

Mr. Thomas moved to adopt Resolution 06-014 accepting a Joint Participation Agreement (JPA) from the Florida Department of Transportation, authorizing execution by the appropriate officials on behalf of the Gainesville-Alachua County Regional Airport Authority. 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, Mr. Dunlap – aye, and Mr. Stringfellow – aye. Motion passed 7-0.

Mr. Crider reported that there is increasing activity among air ambulances and air charter/taxi services that may develop into the need for an air charter terminal. He stated that DayJet™, which will launch "Per-Seat, On-Demand" jet services utilizing Eclipse Aviation aircraft, is an operator that is interested in an air taxi terminal. Mr. Crider suggested that the Automated Flight Service Station or the old Gulf Atlantic Hangar may be potential sites for an air taxi terminal, which could house several air taxi operators. He stated that such a terminal could accommodate four (4) to five (5) operators situated around a common area containing seating, public telephones and restrooms.

Mr. Crider distributed a handout which provided background information on DayJet Corporation of Delray Beach, FL. He stated that DayJet is considering Gainesville Regional Airport for a DayBase® due to the location of the Eclipse Aviation Service Facility at GNV. DayJet was founded by Edward Iacobucci, founder of Ft. Lauderdale based Citrix Systems.

Mr. Brent Christensen, President & CEO of the Gainesville Area Chamber of Commerce, stated that he has had discussions with representatives of Enterprise Florida who have a high regard for Citrix Systems. He referred to Citrix Systems as “Florida’s high-tech, home-grown, success story” and as such, the State of Florida wants to keep DayJet facilities in the state.

Mr. Crider reported that DayJet is interested in a “build-to-suit” facility, leased from the Airport under a long-term agreement.

Dr. Morris moved to direct staff to work with the Gainesville Area Chamber of Commerce and the City of Gainesville to obtain the support of the State of Florida and develop an incentive package to establish a DayJet facility at GNV. Mr. Thomas seconded the motion. Motion passed.

Governance & Nominating Committee Report

(Note: Mr. Crider provided the Governance & Nominating Committee Report in Mrs. Tubb’s absence.)

Mr. Crider reported that the Governance & Nominating Committee met on January 18, 2006.

Mr. Crider, referring to the draft Codification language included in the agenda packet, reviewed all of the recommended changes based on comments received from City Manager Russ Blackburn, State Representative Ed Jennings, Jr. and a joint meeting of the City’s Community Development, Audit & Finance, and Legislative Committees.

Section # / Page #	Revision
Section 2, Page 1	Added language emphasizing the role of the airport in the community’s economic development efforts.
Section 3, Page 3	Added definitions of “Airport Lands” and “Airport Facility District”. Clarified definition of “Airport” per the recommendation of the City Manager. <i>(Note: Staff is awaiting input from the City Manager.)</i>
Section 4, Page 4	Revised “Creation and Purpose” to define GACRAA as an independent special district instead of a dependent special district.
Section 4, Page 4	Revised “Creation and Purpose” regarding GACRAA’s jurisdiction over airports in Alachua County. <i>(Note: Staff is awaiting input from the City Manager.)</i>
Section 5, Page 4	Removed the requirement that GACRAA members reside in Alachua County per the recommendation of Representative Jennings. Added language that members reside in the City, Alachua County, or a county contiguous to Alachua County per the recommendation of City Commissioners.
Section 5, Page 6	Clarifies that the City will appoint five (5) members. Also changes the length of Board members terms from three (3) years to four (4) years. <i>(Note: Staff is awaiting input from the City Manager.)</i>
Section 6, Page 7	Deleted the requirement for traditional public notices for Emergency Meetings which may only be called when there is an immediate danger to the public health, safety or welfare.
Section 8, Pages 8-10	Defines the role of the Airport Facility District. <i>(Note: Staff is awaiting input from the City Manager.)</i>
Section 8, Page 13	Deletes the Board’s role issuing building permits in addition to the City Planning Dept. on airport property.
Section 8, Page 15	Defined GACRAA’s ability to issue bonds. <i>(Note: Staff is awaiting input from the City Manager.)</i>

Section 11, Page 17	The title to airport land language is consistent with the current land transfer request.
Section 18, Page 25	Defined “non-discrimination” to be consistent with City and County languages.

Mr. Crider reported that the “contention issues” include:

- Definition of “Airport Lands”
- Airport Zoning

Mr. Crider stated that the Alachua County Delegation wants to go forward with legislation that addresses the “housekeeping” issues in the language, and recommends the Airport work out the language with the City Commission on the “contention issues”.

Dr. Morris stated that he opposes moving forward with the Codification Language if the City is not in agreement with the content.

Mr. Dunlap stated that he opposes City Commission management of the airport but recommends working with the City Commission on the Codification Language.

Mr. Thomas stated that he was uncomfortable moving forward with the Codification Language if the City is not in agreement with the content.

Mr. Johnson, who attended the meeting with the Alachua County Delegation, reported that the delegation favors cooperation between the City and GACRAA to refine the language regarding the items that are in contention, but wants to move the housekeeping language forward to the Legislature for adoption.

Mr. Stanley recommended that the Board members consider the language changes described by Mr. Crider, and determine if there is consensus with the revisions.

Mr. Erik Bredfeldt, Economic Development Director with the City of Gainesville reported that the City Commission voted on Monday, January 23 to ask GACRAA to defer the legislation for one (1) year to work out the issues with the codification language. He stated that the City Manager is eager to work with the Airport to resolve the open issues.

Dr. Morris recommended honoring the wishes of the City Commission.

It was the consensus of the Board that the revised language, as presented in the agenda packet, is acceptable and that staff should continue to work with the City to reach agreement on the Codification Language.

Mr. Crider reported that the committee recommends adding the following language to the GACRAA By-Laws:

ARTICLE II, SECTION 5. POLICY FOR BOARD MEMBERS REGARDING CONTACT WITH PARTIES AS A MEMBER OF THE GACRAA BOARD. Board Members of GACRAA must be authorized by the Authority before representing to any outside third party or entity that they are speaking or acting on behalf of the Authority. The failure

to get authorization before speaking or acting on behalf of the Authority shall constitute misfeasance and could lead to removal from the Board.

Dr. Morris stated that he takes exception to Chair Stringfellow representing the Board at the City Commission meeting on January 23, and on other occasions without the Board’s consent.

Mr. Dunlap moved to refer Article II, Section 5 to the Governance & Nominating Committee for further consideration. Dr. Morris seconded the motion. Motion passed.

Legislative Report – Winston & Strawn

Mr. Crider introduced Mr. John Waits, the Airport’s legislative lobbyist.

Mr. Waits reported that Winston & Strawn has been aggressively pursuing federal funding on behalf of the Airport. He noted that the success in obtaining federal funds resulted in also obtaining state funding. He reported that the following key projects were approved for funding in FY2005 and FY2006:

Federal Funding Amt.	Federal Source	Purpose	State Funding Amt.
\$300,000	FY2005 Federal Transit Administration (FTA)	New Multi-modal Facility	\$850,000
\$1,600,000	FY2006 Transportation Equity Act SAFETEA-LU	New Access Road	\$950,000
\$2,000,000	FY2006 Federal Aviation Administration (FAA) – Airport Improvement Program (AIP) Discretionary Funding	Taxiway A Lighting & Electrical Vault Upgrade	N/A

Mr. Waits reported that the following two carryover requests were not approved in FY2005, but that Winston & Strawn will continue to pursue both items which have the support of Congresswoman Brown, Congressman Stearns, Senator Martinez and Senator Nelson.

- ➔ \$3,000,000 – Aviation Education Training Center
- ➔ \$350,000 – Structural Improvements to the Joint Aviation Unit Hangar

Mr. Waits stated that it may be possible to obtain funding for the Aviation Education Training Center due to its potential for future job generation; however, he cautioned that the entire requested amount (\$3,000,000), may be difficult to obtain in one year’s appropriation. He suggested obtaining City and County law enforcement support for the Joint Aviation Unit improvements. Mr. Waits stated that funding request letters are due to the congressional delegation in March.

Legislative Agenda

Mr. Crider reviewed the proposed FY2007 Legislative Agenda, which was included in the agenda packet on page 132. In addition to the Aviation Education Training Center and the Structural Improvements to the Joint Aviation Unit Hangar, staff proposes pursuing funding for the following items:

- ➔ FAA – AIP discretionary funding for taxiway rehabilitation, and for aircraft parking ramp rehabilitation and lighting;
- ➔ FTA – Additional discretionary funding for the new multi-modal facility

→ TSA – Increase staffing levels of TSA screeners

Dr. Morris moved to endorse the Legislative Agenda for FY2007 as presented. Mr. Johnson seconded the motion. Motion passed.

Marketing and Advertising Consulting Services Selection – RFP 05-007 – Resolution 06-015

Mr. Crider reported that the Business Development & Marketing Committee considered the two (2) responses to RFP 05-007. He reported that the committee considered in-house skills prior to making a decision on the RFP responses. He stated that staff recommends executing a three-year agreement with Bob White Productions, Inc., without a retainer, to outsource marketing and advertising services as needed, on a task order basis.

Mr. Thomas moved to adopt Resolution 06-015 authorizing execution of agreements for marketing and advertising consulting services with Bob White Productions, Inc. Mr. Johnson seconded the motion. A roll call vote followed: Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Mr. Dunlap – aye, Mr. Johnson – aye, and Mr. Stringfellow – aye. Motion passed 7-0.

Reynolds, Smith & Hills, Inc. Supplement # 1 to Task Order # 12 – Terminal Renovations – Phase 2 – Resolution 06-016

Mr. Crider reported that it became apparent during the completion of the design work for Phase 2 that certain areas of the airline terminal require more immediate attention than being in a future phase. The total cost of additional design services in Supplement # 1 to Task Order # 12 is \$66,656.00 and will be funded through Passenger Facility Charges (PFC). The additional design services will include the following items:

- Baggage Claim Lobby Finish Upgrades
- Passenger Ticketing Lobby Finish Upgrades
- Terminal Building Exterior-Vertical Surfaces Refinishing
- BAS Extension to Include Existing Equipment That Will Remain
- Airport Campus Signage Theme Design

Dr. Morris moved to adopt Resolution 06-016 authorizing execution of Supplement # 1 to Task Order # 12 with Reynolds, Smith & Hills, Inc. for design and specification of airline passenger terminal renovation, phases 2, 2A, 2B and 2C. Dr. Taylor seconded the motion. A roll call vote followed: Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, and Mr. Stringfellow – aye. Motion passed 7-0.

Tenant Reports

Mr. Nelson Logan, representing Gator Aviation Services, LLC (GAS), stated that GAS has invested a lot of money to develop the company and it is rapidly becoming a profitable business. He stated that GAS is very interested in remaining on the field and looks forward to responding to the upcoming RFP for the site it currently occupies. (Note: the GAS lease expires at the end of May 2006.)

Other:

Chair Stringfellow thanked Board members who attended the January 5, 2006 joint committee meeting of the City's Community Development, Audit & Finance and Legislative Committees.

Mr. McEachern recommended that staff hire a professional service to determine how to improve the sound equipment in the meeting room.

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 7:36 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date