

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

**Thursday, June 22, 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. Dunlap 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, Colette Taylor, Kinnon Thomas, and Marilyn Tubb were present

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 May 25, 2006

Mrs. Tubb moved approval of the meeting highlights for May 25, 2006. Dr. Taylor seconded the motion. Motion passed.

Adoption of the Agenda

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

Citizens' Input - None

Airport Authority Input – Non-Agenda Items

Mr. McEachern recommended that the Board adopt a policy prohibiting contractors and sub-contractors from hiring illegal immigrants to work on airport projects.

Mr. Stringfellow referred Mr. McEachern's recommendation to the airport's legal counsel.

Consent Agenda - None

Airport Business:

Presentation by Representative Ed Jennings, Jr. - Codification Language

State Representative Ed Jennings, Jr. discussed the passage of HB 1629 which was signed into law by Governor Jeb Bush on June 6. HB 1629 is the GACRAA Codification Language which was developed via a collaborative effort by the Board, City of Gainesville and the local legislative delegation.

Mr. Stringfellow thanked and acknowledged Representative Jennings' effort as the co-sponsor of HB 1629.

First Amendment of Interlocal Agreement with City of Gainesville – Resolution 06-026

Mr. Crider reported that the proposed Amendment of the Interlocal Agreement between the City of Gainesville and GACRAA addresses items which were intentionally omitted from HB 1629 by state bill drafters. The Agreement defines airport property as previously agreed upon by the Board and the City. Also, the Agreement includes agreed-upon language regarding assessment of fees imposed by the City on the Airport. Mr. Crider reported that the City Commission would consider the Amendment at its meeting on June 26,

Mr. Thomas moved to adopt Resolution 06-026 authorizing execution of the First Amendment to the Interlocal Agreement between the City of Gainesville and GACRAA. Dr. Taylor seconded the motion. A roll call vote followed: Dr. Morris – aye, Dr. Taylor – 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 9-0.

Alachua County Fairgrounds Presentation

Mr. Crider introduced Mr. Mark Hill, Alachua County Assistant Manager.

Mr. Hill reported that the Board of County Commission (BCC) directed its Economic Development Advisory Committee (EDAC) to determine the feasibility of developing the Alachua County Fairground property as a business park. The county has also been evaluating sites for relocation of the Alachua County Fairgrounds. Both studies have been completed.

Mr. Hill reported that both studies concluded that the current fairgrounds is an appropriate location for a business / commerce park, and that the Weseman property, located north of the airport on Waldo Road, is a good location for a relocated fairgrounds and an industrial park. Mr. Hill reported that the BCC has approved moving forward with the recommendations and plans to purchase the Weseman property.

Ms. Monique Heathcock, Causseaux & Ellington, Inc., provided a presentation illustrating how various sites were evaluated and ranked for relocating the fairgrounds.

Mrs. Tubb moved to direct staff to work with county consultants and the City to move the project forward, and to endorse the recommendation to develop the current fairgrounds property as a business / commerce park. Mr. Thomas seconded the motion.

Mr. McEachern questioned the cost of staff time to participate in the project. and suggested amending Mrs. Tubb's motion to limit the cost to the airport. Mrs. Tubb declined amending the motion.

A voice vote on Mrs. Tubb's original motion followed; motion passed 9-0.

Information Items

Mr. Crider reported that DayJet announced plans to establish a DayPort at Gainesville Regional Airport. DayJet will rent space in the UAC terminal. He noted that the City has promoted DayJet with a six minute film that is being aired on Channel 12.

Mr. Crider announced that employee Tate Fisher retires on June 30, 2006. He presented a plaque recognizing Mr. Fisher’s dedicated service and commitment to safe airport operations.

Mr. Crider reported that several airport items will be considered by the City Commission at its June 26 meeting. Among the items is the recordation of a Conservation Easement which will resolve open issues with the St. Johns River Water Management District.

Mr. Jeff Kyser, R.W. Armstrong & Associates, provided an update on the progress underway on the Eclipse Aviation site. He reported that underground utility work is 70% complete. He stated that a new road, NE 45th Avenue, will be paved within the next two weeks. He reported that excavation of the building foundation and pad is underway and that the pad should be ready for the pre-manufactured metal building which is scheduled to arrive in August. He stated that the project is slightly ahead of schedule. Substantial completion is scheduled for March 1, 2007.

Mr. Crider reported that all T-Hangars are full and that bids have been let for the construction of rows K and L. Bids are due July 20.

Mr. Crider reported that a bid has been let for the NE 42nd Terrace Culvert Replacement; bids are due July 20. This project will replace a bridge which was destroyed during the 2004 hurricane season.

Mr. Crider reported that passenger traffic volumes reflect the absence of Northwest Airlines. He reviewed the fuel flowage and operations for April.

Finance Report

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

Revenue	May Year-to-Date Actual (8 mos.)	May Year-to-Date Budget (8 mos.)	Variance Over / (Under)
Total Operating Revenue	\$2,703,521.80	\$2,588,036.96	\$115,484.84
Expenses	May Year-to-Date Actual	May Year-to-Date Budget	Over / (Under)
Total Expenses	\$2,327,421.16	\$2,285,640.56	\$41,780.60
Income (Loss) Before Depreciation	\$376,100.64	\$302,396.40	\$73,704.24

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

Renewal of Property and Liability Insurance

Mr. Crocker distributed copies of a proposal from insurance broker, Arthur J. Gallagher & Company, for the renewal of the airport’s property and liability insurance. Arthur J. Gallagher & Company requested pricing on the Airport Liability Coverage from four (4) insurance carriers prior to the renewal proposal.

ACE Property & Casualty is recommended as the carrier. The renewal premium of \$57,487 is \$2,205 more than the premium for the current year.

Mr. Stringfellow noted that the Facilities and Planning Committee heard a more detailed presentation of the proposal and endorsed the recommendation.

Mr. Thomas moved to accept the proposal from Arthur J. Gallagher & Company for the renewal of the Airport Owners & Operators General Liability Insurance Coverage in the amount of \$100 million for the period July 2, 2006 to July 1, 2007; authorize the payment of the renewal premium in the amount of \$57,487; and authorize the Chief Executive Officer to execute the appropriate documents on behalf of the Airport Authority, in substantially the same form as submitted. Dr. Taylor seconded the motion. Motion passed.

Airport Master Plan Adoption

Mr. Crider reported that the Facilities & Planning Committee heard a detailed presentation on the Airport Master Plan Update. He stated that the Airport Master Plan Update has been assembled by Reynolds, Smith & Hills, Inc., Airport Planning Consultant, after significant review and input by the FAA Southern Districts Office, FDOT, the City of Gainesville, Alachua County, appointed committees and a public review process and is now ready for adoption by GACRAA. He noted that individual chapters of the Airport Master Plan Update had been presented to the Board over the past three years.

Mr. Thomas reported that he was present for the presentation of the airport master plan update at the last public workshop and that he found the plan satisfactory.

Mr. Dunlap moved to adopt Resolution 06-034 adopting the airport master plan update for Gainesville Regional Airport. Mr. Johnson seconded the motion. A roll call vote followed: Dr. Taylor – aye, Mr. Thomas – aye, Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Business Development & Marketing Committee

Mr. Johnson reported that the Business Development & Marketing Committee met on June 21. He reported that Mr. Crider, Mrs. Danisovszky and Mrs. Tubb recently attended the Airport Council International – North America (ACI-NA) Marketing and Communication Conference in Austin, TX.

Mr. Crider reported that a highlight of this conference is the JumpStart® air service development program which facilitates meetings between airports and airline planners. He reported that meetings were held with Northwest Airlines, United Express, Continental Express and American Eagle. Additionally, he and Ms. Danisovszky met with US Airways Express to discuss the opportunity for non-stop air service between Gainesville and Washington, DC.

Mr. Crider reported that he discussed the possibility of air service to Washington, DC with US Airways Express and United Express. He stated that Washington, DC is Gainesville's second largest market; the catchment area generates 108 daily trips to a combination of Baltimore/Washington International, Dulles International and Reagan National airports. Both airlines were non-committal.

Mr. Crider stated that the group met with Mike Lopez, Continental Express, regarding service to Newark and/or Houston. He indicated that Mr. Lopez is still interested in Gainesville, but is more likely to consider service to their Houston hub when more aircraft are delivered to the airline in 2008.

Mr. Crider reported that a special event to introduce DayJet to the community is scheduled to take place on June 28 at 4:30 p.m. at the Gainesville County Club. All were invited to attend.

Facilities & Planning Committee Report

Dr. Brashear reported that the Facilities & Planning Committee met on June 22.

Mr. Crider reported that the committee endorsed an Amendment to Option Contract for the Purchase and Sale of approximately 3.51 acres lying adjacent to and east of Lots 12 and 13 in the Airport Industrial Park to Florida Food Service. The net sales proceeds are paid to the Airport by the property seller, the City of Gainesville.

Mr. Erik Bredfeldt reported that sale of the land was approved by GACRAA in September 2005. He stated that the amendment language addresses a request from the City requiring GACRAA to reserve up to \$50,000 of the net proceeds to pay the cost of environmental remediation that may be required when construction is underway.

Mr. Jim Islam stated that Florida Food Service (FFS) has been a strong community partner for many years. He stated that the property will be used to enhance the circulation of truck traffic at the FFS distribution center.

Mr. Thomas moved to adopt Resolution 06-035 concurring with an Amendment to Option Contract for Purchase and Sale of land within the Airport Industrial Park by the City of Gainesville, for developing and improving the Gainesville Regional Airport; seek the concurrence of the FAA and legal counsel; and providing an immediate effective date. Dr. Brashear seconded the motion. A roll call vote followed: Mr. Thomas – aye, Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Mr. Crider reported that the committee recommends adoption of Resolution 06-036 approving the execution of R. W. Armstrong Task Order # 20 for the conceptual design and alternative analysis of a new entrance from Waldo Road. Mr. Crider stated that up to 80% of the cost, \$182,262, will be funded by a USDOT grant. He noted that an FDOT grant is in place to fund 10% of the cost and the remaining 10% is anticipated to be funded through PFC Application # 3.

Mrs. Tubb moved approval of Resolution 06-036 authorizing execution of Task Order # 20 with R. W. Armstrong & Associates, Inc. for conceptual design and alternative analysis of a new airport entrance at Waldo Road. Dr. Taylor seconded the motion. A roll call vote followed Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, : Mr. Thomas – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Mr. Crider reported that the committee recommends awarding a contract to Rilee Sandkris Construction, LLC, Orlando, FL, for the Taxiway A Edge Lighting and North Electrical Vault project. He stated that Rilee Sandkris was the low bidder. Mr. Jeff Kyser, Senior Project Manager, R. W. Armstrong & Associates, Inc., has reviewed the bid responses and recommends awarding a contract to Rilee Sandkris.

Mr. Thomas moved adoption of Resolution 06-037 authorizing execution of a contract with the recommended vendor for Taxiway A lighting improvements and construction of an electrical vault, subject to FAA approval and legal counsel concurrence. Dr. Taylor seconded the motion. A roll call

vote followed: Dr. Brashear – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Mrs. Tubb – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Mr. Crider stated that the Airport anticipates receiving an FAA discretionary grant which will fund ninety-five (95%) of the cost of this lighting project.

Mr. Crider stated that the committee considered proposals received in response to RFP 06-009 for a Specialized Aviation Service Operator which would occupy the former Gulf Atlantic Airways hangar. Proposals were received from R D Air Services, LLC and University Air Center (UAC). He reported that the committee concurred with staff's recommendation to reject the proposals due to a number of omissions which precluded a thorough assessment, consistent with the "Evaluation and Selection Process" outlined in the RFP. Mr. Crider indicated that staff is prepared to move very quickly to reissue the RFP and give all parties the opportunity to prepare responses. He stated that there are additional parties, such as DayJet, who may be interested in utilizing the premises. Additionally, Mr. Crider noted that considerable improvements have been completed in the hangar and office spaces, and that the respondents may not be aware of the value of those improvements.

Dr. Taylor moved the recommendation to reject the proposals and to reissue the RFP, fully describing the additional improvements. Mrs. Tubb seconded the motion.

Mr. McEachern opposed the recommendation and suggested that staff should negotiate with the respondents.

Mr. Scott Branham, representing R D Air Services, LLC, spoke to the omissions in the proposal. He reported that the principals of R D Air Services, LLC, did not include financial information in the proposal because the information would then become a public record, and the principals preferred not to divulge the information. Mr. Branham stated that the firm would meet or exceed all Minimum Standards established by the Board. He stated that R D Air Services has in its possession letters of intent from owners regarding managed aircraft. Mr. Branham reported that funds are available for financing the construction of a new hangar; the company is working with Scherer Construction and Engineering on a design/build contract. He stated that R D Air Services would be willing to sublet excess space to DayJet or any other company.

Dr. Taylor reported that the committee discussed negotiating with the proposers but agreed with staff's recommendation to reject the proposals and rebid since this approach would be fair to all interested parties.

Dr. Morris agreed with Mr. McEachern's recommendation to clarify and negotiate with the respondents rather than reject the proposals.

Mr. Ben Morris, Attorney for the Authority, reported that from a legal perspective, both proposals are non-responsive. He stated that an evaluation of the proposals cannot be accomplished because all of the evaluation information was not furnished by either proposer.

A lengthy discussion followed, debating whether the proposals should be rejected or whether staff should obtain clarifications on the omitted information from both parties and negotiate with the proposers.

Dr. Michael Lukowski, University Air Center owner, stated that he preferred a new RFP process. He spoke to the benefits of locating the UAC flight school in the premises, and the opportunity to expand this segment of his business. Dr. Lukowski stated that he would be willing to sub-lease excess space to R D Air Services.

Mr. Branham stated that R D Air Services was new to the RFP process and used a previously accepted proposal as a template for their response to RFP 06-009, and was disappointed that the Board would consider rejecting its proposal.

A voice vote on Dr. Taylor's motion followed; the motion passed 7-2 with Mr. McEachern and Dr. Morris dissenting.

Mr. Crider reported that one party, R D Air Services, responded to RFP 06-012 for the Bi-Fold Door Hangar. R D Air Services offered a rental fee of \$900.00 per month which is below the minimum market value specified in the RFP document. Mr. Penksa noted that the hangar currently rents for \$1,000.00 per month and that the market value stated in the RFP is \$1,250.00 per month. Mr. Crider reported that since there was only one respondent, legal counsel has advised that it is acceptable to negotiate the rental amount with R D Air Services. Mr. Crider reported that the committee concurred with staff's recommendation to negotiate the rental rate for the hangar with R D Air Services.

Mr. Thomas moved the recommendation to negotiate the rental rate for the hangar with R D Air Services. Dr. Taylor seconded the motion.

A lengthy discussion followed regarding how fair market value is determined.

Mr. Joe Piazza, representing R D Air Services, stated that he was unaware that the airport was planning to install new doors on the hangar and that the rent offered, \$900.00 per month, was based on the assumption that R D Air Services would replace the doors.

A voice vote followed on Mr. Thomas's motion; motion passed 9-0.

Mr. Crider reported that Mr. Steve Harrell, Reynolds, Smith & Hills, provided an update on the Terminal Renovation – Phase 2. Mr. Crider recommended repackaging the project and having RS&H generate a task order for Board consideration in July. He recommended advising the FAA that the airport intends to continue with the renovation, albeit with a simplified, less costly project that will begin later than anticipated.

Mr. Thomas moved staff's recommendation to affirm the plan to repackage and rebid the project. Mrs. Tubb seconded the motion. Motion passed.

RFP 06-010 Contract Award – ARFF Vehicle Award

Mr. Thomas moved adoption of Resolution 06-039 authorizing execution of a contract to purchase one (1) aircraft rescue and fire fighting vehicle from the recommended vendor subject to FAA approval and legal counsel concurrence. Mrs. Tubb 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, Mrs. Tubb – aye, Dr. Brashear – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Banking Signature Resolution 06-040

Mr. Crider stated that approval of the banking resolution is recommended to authorize Mr. Penksa as a signatory on GACRAA's accounts in lieu of Mr. Fisher.

Mr. Thomas moved adoption of Resolution 06-040 authorizing the Chairman or Vice-chairman of the Gainesville – Alachua County Regional Airport Authority and the Chief Executive Officer or his designee to act as signatories on the authority’s bank accounts; authorizing signature cards and administrative agreements to be executed; providing for circulation of certified copies hereof; providing a repealing clause; and providing an immediate effective date. 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, Mrs. Tubb – aye, Dr. Brashear – aye, Mr. Dunlap – aye, and Mr. Stringfellow – aye. Motion passed 9-0.

Other Items:

Mr. Stringfellow announced that Mr. Peter L. Johnson was reappointed to the Board by Governor Bush for a three year term ending July 31, 2009.

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 7:33 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date