

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
Thursday, August 18, 2005 – 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 5:00 p.m.

Mr. Stringfellow stated that a court reporter was present to record the meeting and asked all present to speak clearly.

Invocation: Mrs. Tubb 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, Kinnon Thomas and Marilyn Tubb were present. Billy Brashear was excused.

Ex-officio member Brent Christensen was excused.

GACRAA Appointments

Mr. Stringfellow reported that the Alachua County Board of Commissioners appointed Mr. W.E. McEachern to a term expiring July 31, 2008. He also reported that the Gainesville City Commission appointed Colette M. Taylor, Ed.D. to a term expiring July 31, 2008. He welcomed both new members to the Board.

As of August 18, Governor Bush has not announced his appointment to replace GACRAA member Mr. James L. Stringfellow whose term expired on July 31, 2005.

Mr. Ben Morris, Attorney for the Authority, stated that the Florida Attorney General has offered the opinion that a Governor's appointee may continue to serve beyond the term expiration date should he/she choose to do so until a new appointment is made by the Governor's office.

Recognition Of Outgoing Member

Mr. Stringfellow noted that Dr. Jim Gallagher and Mr. C.B. Daniel were unable to attend the meeting, and that their recognition plaques would be mailed to them.

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

Election Of Officers

Mr. Thomas reported that the Nominating Committee met and voted unanimously to recommend to the Authority the following slate, to be voted on at the August monthly meeting, contingent on the reappointment of Jim Stringfellow to the Board by the Governor:

Candidate for Chair: Jim Stringfellow

Candidate for Vice-Chair: Marilyn Tubb

Candidate for Secretary/Treasurer: Kinnon Thomas

In accordance with GACRAA By-Laws, Article III, 4.c, nominations for elected office may also be made from the floor at the time of the election of that office.

Mr. Stringfellow opened the floor for nominations.

There being none, Mr. Thomas moved to close the nominations. Mr. Johnson seconded the motion.

Mr. McEachern moved to adopt the slate by unanimous appointment. Motion passed.

Approval of Meeting Highlights for July 21, 2005

Mrs. Tubb moved to approve the meeting highlights of July 21, 2005. Mr. Dunlap seconded the motion. Motion passed.

Adoption of the Agenda

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

Mr. Crider requested that item 5, Facilities and Maintenance Report, be moved to the beginning of the agenda to accommodate the citizens who planned to speak to the matter.

Mr. Thomas and Mrs. Tubb agreed to the change in agenda. The motion passed.

Citizens' Input

Mr. John Barber, citizen, on behalf of the Port-A-Port owners thanked Mr. Allan Penksa and staff for removing twenty-three (23) tall pine trees located in the vicinity of the Port-A-Ports.

Airport Authority Input – Non-Agenda Items

Mrs. Tubb reported that she and other GACRAA members received an e-mail from the previous GACRAA chair, Patrick Bainter, and asked how GACRAA would respond to the e-mail. In his e-mail addressed to the GACRAA Board, Mr. Bainter alleged that Mr. McEachern, who was recently appointed by the County Commission to the GACRAA Board, was ineligible to serve on the Board. Mr. Bainter recommended that GACRAA counsel review the matter.

A lengthy discussion followed regarding whether the GACRAA Board or the County Commission should investigate the question of Mr. McEachern's eligibility to serve on the Board.

Mrs. Tubb moved to ask the Attorney for the Authority to recommend procedures for responding to letters such as the one received from Mr. Bainter. Mr. Thomas seconded the motion.

Mr. McEachern called for a roll call vote.

A roll call vote followed: Mrs. Tubb – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – nay, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye and Mr. Stringfellow- aye. Motion carried 7-1.

Consent Agenda - None

Airport Business:

Facilities & Planning Committee Report

Dr. Jon Morris reported that the Facilities & Planning Committee met on August 4, 2005. He reported that the committee considered a proposed Port-A-Port Policy. He stated that the committee discussed the eventual removal of the Port-A-Ports from Airport property over the course of five (5) years. He reported that the committee recommends adopting the proposed Port-A-Port Policy.

Mr. Thomas moved to adopt the proposed Port-A-Port Policy. Mrs. Tubb seconded the motion.

Dr. Morris stated that he no longer supports the proposed Port-A-Port Policy. He stated that there is no reason to displace the Port-A-Ports since there are no immediate plans to utilize the Port-A-Port site.

Mr. Crider reported that the units are 25 – 30 years olds. He indicated that if the Port-A-Ports are treated like other tenant-constructed buildings, ownership of the Port-A-Ports would revert to the Authority after twenty (20) years. He indicated that the Port-A-Port site could be the eventual location of a second FBO, as described in the Master Plan Update, and that it would be appropriate to provide notice to the Port-A-Port owners that the Board has a plan to use the site, and to offer to purchase the units.

Mr. Dunlap recommended adopting a policy that was consistent with the long-term plans of the Airport. He stated that he felt the proposed policy was reasonable in his opinion.

Mr. John Barber, Port-A-Port owner, recommended referring the item back to the Facilities & Planning Committee so that Port-A-Port owners would have an opportunity to meet with the committee. He stated that the proposed prices offered by the Board are too low.

Mr. Crider reported that the committee directed staff to distribute the proposed Port-A-Port with the September invoices. He stated that staff was preparing to send the proposed Port-A-Port Policy to the owners shortly.

Mr. Thomas withdrew his motion to adopt the proposed Port-A-Port Policy. Mrs. Tubb agreed to the withdrawal of the motion.

Mr. Dunlap moved to refer the proposed Port-A-Port Policy to the Facilities & Planning Committee for consideration. Motion passed.

Dr. Irvin Gleim, Port-A-Port owner, stated that he has been a Port-A-Port owner at Gainesville Regional Airport for twenty-five (25) years; he suggested relocating the units to a site where the Port-A-Ports could be aesthetically pleasing.

Dr. Morris reported that the committee considered the two (2) responses to RFP 05-005, Consolidated Communications Antennae, and moved the committee recommendation to accept the RFP submitted by

Verizon. Mrs. Tubb seconded the motion.

Mr. Crider reported that Verizon is negotiating with the other bidder, Towercom and invited Mr. Penksa to provide a status report.

Mr. Penksa reported that Verizon formally withdrew their bid in writing and indicated that they wanted to partner with Towercom, whereby Towercom would be responsible for the installation of the cell tower and Verizon would be its anchor tenant. He stated that the issue has been referred to the Attorney for review. He stated that Verizon's withdrawal request has not been formally accepted. He reviewed the new terms offered by Towercom and recommended that the proposed lease agreement be referred to the Facilities and Planning Committee for consideration.

In light of the update, Dr. Morris withdrew his motion.

Staff was directed to circulate the proposed lease agreement to the Board for review.

Dr. Morris reported that the Airport will receive \$1.6 million from the USDOT for a new access road from Waldo Road. He stated that the construction of the new access road as it is currently planned would require the acquisition of approximately 4 – 10 acres of fairgrounds land from Alachua County.

Mr. Crider recommended a unanimous consensus from the Board to request the land from the County. He added that the fairgrounds have a deed restriction requiring the land to be utilized for only agricultural uses, and that removal of the deed restriction will be required. Mr. Crider presented illustrations showing the location of the new access road and the eight (8) acres of fairgrounds land that need to be acquired from the County. He recommended placing an agricultural easement on a portion of Airport-owned land adjacent to Gum Root Park in lieu of the easement on the needed fairground property.

Dr. Morris moved to acquire the eight (8) acres of fairgrounds needed from Alachua County for construction of the new access road. Mrs. Tubb seconded the motion. Motion passed 8-0.

Information Items

Mr. Crider reported that he and Mr. Stringfellow attended a Florida Airports Council (FAC) conference in Tampa in July. He stated that the conference had over 700 attendees and that among the speakers were Ms. Woodie Woodward, FAA Associate Administrator for Airports and Mr. Dario Campaign, TSA Director for the Southeast Area & Federal Security Director at Tampa International Airport. He indicated that Mr. Campaign was receptive to repositioning TSA screeners to airports to accommodate high passenger growth.

Mr. Crider reported that FAC conference attendees heard a presentation on a proposed emergency response program among airports in Florida. He indicated that the final plan may be presented to the Board at a future meeting.

Mr. Crider reported on a new state funding program, the Transportation Regional Incentive Program (TRIP) to support regional economic development efforts, and that Gainesville Regional Airport may qualify for funding since it has been identified as an emerging airport within the Strategic Intermodal System (SIS). TRIP funding would provide fifty percent (50%) of the non-federal share of eligible projects. Project eligibility for the funding would require concurrency with regional growth management organizations such as the Metropolitan Transportation Planning Organization (MTPO).

Mr. Thomas reported that he and Mr. Peter Johnson attended the 2005 Airport Board Members and Commissioners Conference in San Francisco. He stated that they learned that Gainesville Regional Airport is on the right track in terms of running the airport as a business.

Mr. Johnson reported that he realized that Gainesville Regional Airport has been operated in an innovative manner in the last few years.

Mr. Crider reported that the City Commission will consider the Airport Land Transfer at its meeting on Monday, August 22 at 1:00 p.m.

Mr. Crider stated that negotiations with Eclipse Aviation are going well and that he anticipates having an Agreement ready for Board consideration at the September meeting.

Mr. Crider reported that work on the Airshow is underway and that the next six (6) weeks will be busy as preparations intensify.

Mr. Crider reported that the FY04 Audit is well underway. He anticipated the FY04 Audit to be completed very soon and work on the FY05 Audit should begin by the end of 2005.

Mr. Crocker reported that software issues have prevented staff from completing a physical inventory for the FY04 Audit. He anticipated completing the physical inventory by the end of October.

Mr. Penksa reported that the T-Hangar Development Project will be ready to bidding in the Fall.

Mr. Penksa reported that the design of the Bridge Replacement Project is almost complete and will also be ready to bid in the Fall.

Mr. Penksa reported that the Runway 10-28 Rehabilitation Project should be complete in approximately two weeks. Work is underway to complete the guidance sign update to reflect the runway's new designation as Runway 11-29, to install an additional PAPI and to install a radio control unit to control the lights on Runway 6-24.

Mr. Crider reported that new luggage access doors for the Passenger Boarding Bridges (PBB) were delivered on August 18. The doors will replace doors which leak and contributed to the delays to complete the project. He stated that a press event will be held to celebrate the commission of the Passenger Boarding Bridges.

Mr. Penksa reported that work still needs to be done to accommodate adaptors on the Passenger Boarding Bridges. The adaptors were requested to minimize potential damage when maneuvering the PBB to meet the aircraft doors.

Mr. Thomas reported that the Alachua County Board of Commissioners directed its staff to revisit all recent reports and the recommended options regarding the proposed relocation of the Alachua County Fairgrounds adjacent to Airport property. County staff will report its recommendations to the Commission in 60 – 90 days.

Mr. Crider reported that Lockheed Martin plans to close the GNV Automated Flight Service Station sometime between April 2006 and April 2007. At the urging of Mr. McEachern and Dr. Morris, Mr.

Crider stated that he would continue to pursue Lockheed Martin to reconsider the decision to close the GNV station.

Mr. Crider reported that July 2005 scheduled airline passenger traffic was 22.85% higher than July 2004. Fiscal year-to-date scheduled airline passenger traffic was 37.76% higher than the same period last fiscal year. He stated that fiscal year-to-date tower operations were 11.78% higher than the same period in the last fiscal year.

Mr. Crider reported the following year-to-date airline load factors:

Airline	FY2005 Load Factor
Atlantic Southeast Airlines (Delta Connection)	70.2%
Mesa Airlines (US Airways)	70.8%
Pinnacle Airlines (Northwest AirlinK)	67.2%
Gulfstream Int'l Airlines (Continental Connection)	44.7%
Total All Airlines	67.6%

Mr. Crider reported that he, Mr. Stringfellow and Mr. Dan Gibbs, the airport's air service development consultant, traveled to Minneapolis to meet with Northwest Airlines planners. He reported that the planners were pleased with GNV performance. He stated that Northwest Airlines is interested in promoting GNV service in the Fall.

Finance Report

Mr. Garrick Crocker, Business Manager/CFO, reported the following results:

Revenue	July Year-to-Date Actual (10 mos.)	July Year-to-Date Budget (10 mos.)	Variance Over / (Under)
Total Operating Revenue	\$3,104,275.36	\$2,638,292.50	\$465,982.86
Expenses	July Year-to-Date Actual	July Year-to-Date Budget	Over / (Under)
Total Expenses	\$2,523,592.27	\$2,634,928.94	(\$111,336.67)
Income (Loss) Before Depreciation	\$580,683.09	\$3,363.56	\$577,319.53

	July Year-to- Date Actual (10 mos.)	July Year-to- Date Budget (10 mos.)	Variance Over / (Under)	Comment
Operating Revenue				
Airline Related Revenue	\$847,915.43	\$783,910.00	\$64,005.43	Landing Fees and Fuel Storage Fees higher than budget due to increased traffic
General Aviation Related Revenue	\$405,486.67	\$407,322.60	(\$1,835.93)	Fairly consistent with budget.
Concession Related Revenue	\$1,564,225.26	\$1,316,788.30	\$247,436.96	Parking Lot and Rental Car revenues exceed budget due to increased traffic.
Other & Non-Recurring Revenue	\$286,648.00	\$130,271.60	\$156,376.40	July: Received \$98,405.00 from the City - proceeds from the sale of Lot 3 in the Airport Industrial Park
Total Operating Revenue	\$3,104,275.36	\$2,638,292.50	\$465,982.86	

Operating Expenses	July Year-to- Date Actual (10 mos.)	July Year-to- Date Budget (10 mos.)	Variance Over / (Under)	Comment
Administration - Dept Expense	\$929,206.04	\$928,044.30	\$1,161.74	
Operations - Dept Expense	\$671,154.05	\$709,228.30	(\$38,074.25)	Under budget on vehicle maintenance, Law Enforcement, Fire Rescue and vehicle fuel.
Lounge - Dept Expense	\$45,775.62	\$24,393.10	\$21,382.52	
Parking Lot - Dept Expense	\$150,840.02	\$139,545.20	\$11,294.82	
Facilities & Maint. - Dept. Exp.	\$596,098.32	\$659,614.84	(\$63,516.52)	Utilities are higher than budgeted.
FAA Facilities - Dept. Expense	\$77,615.18	\$81,993.10	(\$4,377.92)	
Gen. Aviation - Dept. Expense	\$31,662.50	\$59,053.30	(\$27,390.80)	
Fuel Farm - Dept. Expense	\$21,230.54	\$33,056.80	(\$11,826.26)	
Total Operating Expenses	\$2,523,582.27	\$2,634,928.94	(\$111,346.67)	
Income (Loss) Before Deprec.	\$580,693.09	\$3,363.56	\$577,329.53	

Mr. Crocker reported that the airport will receive a refund of \$5,700.00 from either the City of Gainesville or Arthur J. Gallagher Company. The refund is related to funds owed to the city by Arthur J. Gallagher and Co., an insurance brokerage firm that overcharged the city \$1.3 million over 14 years.

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

Acceptance of FAA AIP 22 Grant – Resolution 05-029

Mr. Crider reported that the FAA Grant Offer is a multi-year grant consisting of fiscal years 2005, 2006 and 2007 entitlement funds totaling \$3,677,853. The grant will be used to fund up to 95% of the eligible construction costs of the Terminal Renovation – Phase 2 project. He stated that the Gainesville City Commission will consider acceptance of the grant at its meeting on August 22.

Mr. Thomas moved to adopt Resolution 05-029 authorizing acceptance of AIP Grant # 22 from the Federal Aviation Administration. 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, Mrs. Tubb – aye, and Mr. Stringfellow- aye. Motion carried 8-0.

Banking Resolution – Officers Signature – Resolution 05-030

Mr. Crider recommended adoption of Resolution 05-030 authorizing the newly elected officers to act as signatories on the Authority’s bank accounts.

Mr. Thomas moved to adopt Resolution 05-030 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. Mr. Johnson 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, Mr. Dunlap – aye, and Mr. Stringfellow- aye. Motion carried 8-0.

By-Laws Committee Report

Mrs. Tubb reported that the By-Laws Committee met on August 4 to consider proposed changes to the By-Laws and the Codification Language. Mrs. Tubb noted that the question regarding the term expiration

of Mr. Stringfellow was an example of the conflict between the GACRAA By-Laws and the Florida Statutes. She reported that the committee reviewed the proposed By-Laws revisions and endorsed the proposed revisions as submitted in the agenda packet.

Mr. Thomas noted that the Attorney for the Authority has reviewed the proposed changes to the By-Laws and the Codification Language.

Mr. Thomas moved to accept the proposed revisions to the By-Laws as recommended by the By-Laws Committee. Dr. Taylor seconded the motion.

Mr. Johnson recommended inviting contiguous counties and cities to participate in Board meetings as ex-officio representatives.

Mr. Crider reported that he would follow-up with GACRAA ex-officio member and President of the Gainesville Area Chamber of Commerce, Brent Christensen, to determine which entities to invite.

Mr. McEachern recommended referring the proposed By-Laws revisions back to the By-Laws Committee to eliminate redundancy in language with the Codification Language.

A lengthy discussion followed regarding ex-officio members, the proposed revisions and whether another committee meeting will be necessary.

Mr. Dunlap offered a substitute motion. Mr. Dunlap moved to refer the proposed By-Laws revisions to the attorney for review and to consider the proposed changes at the next Board meeting. Mr. Thomas and Dr. Taylor accepted the substitute motion. Motion passed.

Mrs. Tubb reported that the committee also considered proposed revisions to the Codification Language which were included in the agenda packet on pages 72-96.

Mr. Crider stated that the existing Enabling Legislation was reviewed by staff, Mr. Stringfellow and Mr. Stanley, Attorney for the Authority. GACRAA, which is in fact an Independent Special District, is identified in the current Enabling Legislation as a Dependent Special District with a few references as being an Independent Special District; the proposed Codification Language corrects this conflict. He stated that a significant change is the proposed increase in Board members' terms from three (3) years to four (4) years.

Mr. Stringfellow stated that the Gainesville City Commission is considering a similar change in their Commissioners' term length and he acknowledged that serving as a GACRAA Board member and Chair is a complex job which requires about two (2) years of learning.

Mr. McEachern reported that he was unable to attend the By-Laws Committee meeting and had several recommendations regarding the language regarding the purpose of the airport and the role of the Authority. He recommended referring the proposed Enabling Legislation to the By-Laws Committee for further review.

Mr. Dunlap moved to consider the proposed Codification Language revisions at the next Board meeting with the recommendation that Mr. McEachern provide any suggestions regarding the language to the Board for review before its next meeting.

Mr. Stringfellow acknowledged that a Board meeting might not be the best venue to wordsmith the By-Laws and the Codification Language and that additional revisions should be considered at the Committee level.

A lengthy discussion followed regarding the proposed revisions and whether revising the Enabling Legislation was necessary.

Mr. Ben Morris, Attorney for the Authority, noted that the current Enabling Legislation will sunset in 2005.

Mr. Dunlap withdrew his motion.

Mr. Stringfellow referred the Codification Language to the By-Laws Committee.

Mr. Dunlap requested that the Board members review the proposed changes and provide their suggestions to the Committee for consideration prior to its meeting.

FDOT Supplement to JPA # 21674719401 – Resolution 05-031

Mr. Crider reported that staff had requested extensions on three FDOT Joint Participation Agreements to revise the termination dates from July 31, 2005 to August 31, 2006. The extensions will allow for the completion of projects underway. He recommended approval of Resolutions 05-031, 05-032 and 05-033.

Mr. Thomas moved to adopt Resolution 05-031 approving the extension of Joint Participation Agreement Financial Project No 21674719401 from the Florida Department Of Transportation to August 31, 2006 and authorizing execution by the appropriate officials on behalf of the Gainesville-Alachua County Regional Airport Authority. Dr. Morris seconded the motion. A roll call vote followed: Mr. McEachern – aye, Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Mrs. Tubb – aye, Mr. Dunlap – aye, Mr. Johnson – aye, and Mr. Stringfellow- aye. Motion carried 8-0.

FDOT Supplement to JPA # 21675519401 – Resolution 05-032

Dr. Morris moved to adopt Resolution 05-032 approving the extension of Joint Participation Agreement Financial Project No 21575519401 from the Florida Department Of Transportation to August 31, 2006 and authorizing execution by the appropriate officials on behalf of the Gainesville-Alachua County Regional Airport Authority. Mr. Thomas seconded the motion. A roll call vote followed: Dr. Morris – aye, Dr. Taylor – aye, Mr. Thomas – aye, Mrs. Tubb – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, and Mr. Stringfellow- aye. Motion carried 8-0.

FDOT Supplement to JPA # 21675919401 – Resolution 05-033

Mr. Thomas moved to adopt Resolution 05-033 approving the extension of Joint Participation Agreement Financial Project No 21575919401 from the Florida Department Of Transportation to August 31, 2006 and authorizing execution by the appropriate officials on behalf of the Gainesville-Alachua County Regional Airport Authority. Mr. Dunlap seconded the motion. A roll call vote followed: Dr. Taylor – aye, Mr. Thomas – aye, Mrs. Tubb – aye, Mr. Dunlap – aye, Mr. Johnson – aye, Mr. McEachern – aye, Dr. Morris – aye, and Mr. Stringfellow- aye. Motion carried 8-0.

Tenant Reports - None

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 7:21 p.m.

GACRAA Monthly Meeting

Chair

Date

Secretary/Treasurer

Date