

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

**Wednesday, August 26, 2009 – 4:00 p.m.
Airport Passenger Terminal – Board Room
Monthly Meeting
Highlights**

Call to Order by the Chair: Vice-chair Win Phillips called the meeting to order at 4:00 p.m.

Invocation: Bill Breeze delivered the invocation.

Pledge of Allegiance: Win Phillips led the Pledge of Allegiance.

Authority Members Present at Roll Call: William Breeze, Ian Fletcher, Win Phillips, Remzey Samarra and Janet Woods were present.

Mark Goldstein arrived at 4:06 p.m.

Ex-officio member Brent Christensen was absent.

City of Gainesville liaison Erik Bredfeldt was present.

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

Approval of Meeting Highlights for July 30, 2009

Mr. Breeze moved approval of the monthly meeting highlights for July 30, 2009. Ms. Woods seconded the motion. Motion passed.

Adoption of the Agenda

Dr. Phillips called for revisions to the proposed agenda; hearing none, the agenda was adopted.

Citizens' Input – Non-agenda Items - None

Airport Authority Input – Non-agenda Items

Mr. Fletcher reported that at a previous City Commission meeting, a statement was made that the Airport does not do anything to enhance East Gainesville. Mr. Fletcher recommended that the Board take action to make known to the East Gainesville community the importance of the Airport.

Dr. Phillips suggested that he and Mr. Penksa work on the issue of educating the community on the importance of the Airport to all of Gainesville, Alachua County and Ocala.

Announcements:

Dr. Phillips announced the following:

- ➔ Bill Breeze was appointed to a second GACRAA term ending July 31, 2012 by the Gainesville City Commission on August 20, 2009.
- ➔ The City Plan Board meets on August 27, 2009 to take up city staff's recommendations for revisions to the City's Airport Noise Zone ordinance.

- GACRAA and co-sponsors University Air Center and RD Air Services will host a “Chamber After Hours” event in the passenger terminal on September 17, 2009 at 5:30 p.m.

Airport Business:

Information Items:

Mr. Penksa reported that Florida Food Service will determine whether it will pursue TSA for payment of interest on the rent that it is owed for storage of emergency provisions in 2006. TSA has reported that it will not pay interest on the rent because a written contract was not executed for the storage space; TSA will only pay the rental fee owed to the Airport and Florida Food Service.

Mr. Penksa reported that FDOT is evaluating a proposal from Shaw Environmental to investigate the anomalies discovered on the former horseshow grounds to determine whether metal targets could be munitions or explosives of concern. Staff has submitted a request to the FDOT to extend the road construction grant through December 30, 2010.

Mr. Penksa reported that staff will pursue having the AFSS added to the FDOT’s Joint Automated Capital Improvement Project (JACIP) list so that funding can be obtained for needed renovations. Among the improvements needed is a new air conditioner.

Dr. Phillips recommended that staff provide a floor plan of the AFSS building and rental rate schedule to him so that he can circulate the information among colleagues who may be looking for office space.

Mr. Penksa reported that the City Commission voted down the Hatchet Creek “Plan B” proposal at a public meeting held on August 17, 2009. The vote was 6-1 to deny the petitioner’s application.

Mr. Penksa reported that the City Plan Board will consider proposed changes to the City’s Airport Hazard Zoning ordinances, including land use restriction in various noises zones on August 27, 2009. The recommendation includes prohibiting residential development in the 60-65 dnl noise zone except for defined “in-fill” development, as shown in the 2012 Noise Exposure Map created in the recent Part 150 Study, Phase I.

Mr. Bredfeldt noted that residential units may be built as in-fill on isolated lots within existing developments inside the 60-65 dnl. He stated that a 25 db interior noise reduction and avigation easement, approved by both the City Attorney and Attorney for the Authority, would be required for current and future noise exposure impacts.

Mr. Penksa reported that GACRAA recommended no residential development within the 55 - 60 dnl except for in-fill. He noted that the City does not address a GACRAA recommended airport noise sensitive zone to address the areas where aircraft routinely fly the traffic pattern under 1,000 feet.

A lengthy discussion followed regarding the need to ask the City to define some of the nebulous language and terms in the proposed Airport Hazard Zone ordinance and whether to pursue the prohibition of new residential development in the 55 - 60 dnl noise zone as recommended by GACRAA last year.

Mr. Goldstein moved to support the city staff’s proposed amendment to the Airport Noise Zone ordinance with the following modifications/conditions:

- *Clarify language; provide a specific definition for the term “in-fill”;*

- *Discourage residential development in the 55-60 dnl;*
- *Require an avigation easement in the 55-60 dnl;*
- *Require notification to the potential developers and buyers of their locations within the 55-60 dnl;*
- *Require sound reduction insulation within the 55-60 dnl.*

Mr. Samarraï seconded the motion. Motion passed 6-0.

Mr. Penksa reported that the GA Ramp Rehabilitation project is scheduled to begin on September 28, 2009.

Mr. Penksa reviewed the Air Traffic Volume Report; he noted that Delta appears to be gaining market share versus US Airways Express. He indicated the he and Ms. Danisovszky would attempt to develop advertising ideas to support US Airways.

Finance Report

Mr. Matt Lyons, CFO/Business Manager, reviewed the Finance Report for the period ending July 31, 2009. He 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	\$3,637,672.92	\$3,720,974.62	(\$83,301.70)
Expenses	July Year-to-Date Actual	July Year-to-Date Budget	Over / (Under)
Total Expenses	\$2,785,070.91	\$2,939,448.41	(\$154,377.50)
Income (Loss) Before Depreciation and Interest	<u>\$852,602.01</u>	<u>\$781,526.21</u>	<u>\$71,075.80</u>
Interest (Capitalized and Expensed)	\$368,074.72	\$448,433.55	(\$80,358.83)
Income (Loss) Before Depreciation	<u>\$484,527.29</u>	<u>\$333,092.66</u>	<u>\$151,434.63</u>

Mr. Penksa noted that a new owner, Eclipse Aerospace, will take over Eclipse Aviation on August 31st; the new owner may rent until it removes its property, including several former DayJet aircraft currently stored in the hangar. He noted that Eclipse Aerospace may present a proposal for the hangar and it may be necessary to have the Board meet in a Special Meeting to take action on a proposal/Lease Agreement.

Dr. Phillips recommended that the Board consider the remaining agenda items and then resume the discussion regarding Eclipse Aerospace.

Mr. Goldstein moved to accept the Finance Report. Ms. Woods seconded the motion. Motion passed.

Supplemental Lease Agreement # 10 with FAA – Lease Agreement DTFA06-85-L-13327 - Resolution 09-034

Mr. Fletcher moved to adopt Resolution 09-034 authorizing execution of Supplement no. 10 to lease no. DTFA06-85-1-13327 with the U.S. Department of Transportation, Federal Aviation Administration (FAA). Mr. Samarraï seconded the motion. A roll call vote followed: Mr. Breeze – nay, Mr. Fletcher – aye, Mr. Goldstein – aye, Mr. Samarraï – aye, Ms. Woods – aye and Dr. Phillips – aye. Motion passed 5-1.

Governance & Nominating Committee Report

Committee chair Win Phillips reported that the Governance & Nominating Committee met on August 24, 2009.

The committee nominated the following slate of candidates for officers for the 2009-2010 term:

- *Win Phillips – Chair*
- *Kinnon Thomas - Vice-Chair*
- *Janet Woods – Secretary/Treasurer*

The Board will accept nominations from the floor and vote at its meeting in September.

Mr. Goldstein moved to accept the slate of candidates nominated by the Governance & Nominating Committee. Mr. Breeze seconded the motion. Motion passed.

Dr. Phillips reported that the committee discussed the terms of the Employment Contract with the Chief Executive Officer. He stated that it was the consensus of the committee that GACRAA chair Kinnon Thomas receive input from staff and, based on his own observations, write a performance appraisal of the Chief Executive Officer and present the appraisal to the Board at the September 2009 meeting.

Eclipse Aerospace

Mr. Penksa reported that the Eclipse Aviation trustee has not paid the rent for the balance of August. He reported that Mr. Stanley filed a claim in August.

Mr. Stanley reported that he has filed a claim for \$2.2 million representing three (3) years rent and expenses. He stated that Florida statute limits a claim for up to three years.

Mr. Penksa reported that staff continues to aggressively market the hangar. He noted that University Air Center has submitted a bid to Eclipse Aerospace to perform approximately two (2) years of work to service and upgrade existing aircraft.

Mr. Goldstein moved to provide the Chief Executive Officer with latitude to negotiate a one (1) month lease with Eclipse Aerospace should it decide to continue to utilize the hangar for storage. Mr. Samarraï seconded the motion. Motion passed.

Mr. Penksa reported that there is a real estate broker who inquired about renting 30,000 square foot of hangar space for storage for a ten (10) year commitment, however the broker won't know for another five (5) months if the space will be needed.

Tenant Reports

Mr. Pokorny reported that UAC added a Cirrus SR22 Turbo for rental; a Cirrus 182 will also soon be added to the rental fleet.

Mr. Penksa noted that a U.S. Air Force C-17 will be performing a flyover for the first University of Florida football game on September 5.

Ms. Mandi Shafer, RD Air Services, reported that RD is adding a new aircraft. She noted that July 2009 was one of the best months that it has had since initiating business at GNV.

Airport Authority Attendance


No issues to report at this time.

Airport Authority Comments

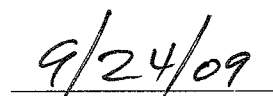
Adjournment

There being no further business, Vice-chair Phillips adjourned the meeting at 5:30 p.m.

GACRAA Monthly Meeting



Chair



Date



Secretary/Treasurer



Date