

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY
Thursday, October 21, 2004 – 5:00 p.m.
Gainesville Regional Airport
Passenger Terminal - Restaurant
Monthly Meeting
Highlights

Call To Order By the Chair

Chair Jim Stringfellow called the meeting to order at 5:11 p.m.

Invocation: Board member Jim Gallagher delivered the invocation. A moment of silence was observed in memory of Howard Scharps, a former GACRAA member who passed away earlier in the week.

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

Authority Members Present At Roll Call: C.B. Daniel, Joe Dunlap, Jim Gallagher, Jim Stringfellow, Kinnon Thomas and Marilyn Tubb were present. Jon Morris was excused.

Determination Of A Quorum: It was determined that a quorum was present.

Approval of Meeting Highlights for September 23, 2004

Dr. Gallagher moved to approve the meeting highlights of September 23, 2004. Mr. Daniel seconded the motion. Motion passed.

Adoption of the Agenda

Dr. Gallagher moved approval of the agenda. Mrs. Tubb seconded the motion. Motion passed.

Citizens' Input – Non-Agenda Items

Mr. John Barber, speaking on behalf of Port-A-Port owners, reported that the debris of a large oak tree felled by Hurricane Jeanne has been cleared from a site near the Port-A-Ports. He and the other owners are now concerned about seventeen (17) pine trees that could pose a hazard to the Port-A-Ports in the event of another storm. He asked the Board to authorize the removal of the seventeen (17) trees.

Mr. Crider stated that staff would obtain quotes for the removal of the trees and report the information to the Facilities & Planning Committee for consideration.

Airport Authority Input – Non-Agenda Items - None

Consent Agenda - None

Airport Business:

Information Items:

Mr. Tate Fisher, COO and Director of Operations, announced that an FAA Part 139 emergency exercise was scheduled to take place on Saturday morning, October 23, 2004 at 9:00 a.m. at the Airport. He reported that the FAA requires that each commercial service airport hold an exercise every three years. The exercise will involve TSA, local law enforcement and emergency responders. He invited all interested GACRAA members to observe the emergency exercise.

Mr. Stringfellow reported that Mr. Crider and Mr. Brent Christensen, CEO of the Gainesville Area Chamber of Commerce, visited Savannah, GA to gather information regarding the Eclipse Aviation project. Savannah was a location under consideration by Eclipse Aviation for its maintenance facility. Gainesville Regional Airport was selected by Eclipse Aviation for the site.

Mr. Crider reported that Eclipse Aviation will require a 40,000 sq. ft. hangar, an office space of 15,000 sq. ft. and a ramp area of 30,000 sq. ft. Mr. Crider presented an aerial photo showing the proposed location for Eclipse. He reported that state funds may be available for up to fifty percent (50%) of the cost of construction and that the City and Compass Bank are working to develop financing arrangements for GACRAA's share of the construction cost. A press release will be distributed the next time officials from Eclipse Aviation visit Gainesville.

Mr. Crider reported that he and Mrs. Tubb traveled to Washington, D.C. in early October to visit with members of the area's congressional delegation, to reinforce the Airport's interest in a \$300,000 economic development initiative grant. If awarded, these funds would be applied to the Eclipse Aviation project.

Mr. Crider reported that he drafted a leasing policy which will be submitted to the Facilities & Planning Committee for consideration.

Mr. Allan Penksa, Director Facilities & Maintenance, provided an update on Runway 11-29 Rehabilitation. He reported that grooving of the runway has been scheduled for January. The work will be completed at night and will be completed in 30 – 60 days. The work is not expected to impact commercial air carrier service.

Mr. Penksa reported that the FAA has approved the R.W. Armstrong & Associates Task Order # 15, for the design of signage upgrades and lighting improvements. Airfield signage must be changed to reflect the new runway designation, for the runway formerly known as R/W 10-28. The FAA has approved the use of excess runway rehabilitation funds for the lighting and signage project. Bids will be advertised in December with construction to take place in March of 2005. Task Order # 15 was approved on September 23, 2004 by GACRAA, with the adoption of Resolution 04-036.

Mr. Penksa reported that a Notice to Proceed was issued on October 20 to Commercial Industrial Corp., Reddick, FL for the Runway 11-29 Ditch Improvement Project. He stated that a pre-construction meeting for safety and security was held on October 20. Work will begin during the week of October 28.

Mr. Penksa reported that on October 20 a meeting was held with the Terminal Renovation Phase I contractor, General Mechanical Corp., Daytona Beach, FL. All subcontractors attended the meeting; work on the project will begin during the week of October 28.

Mr. Penksa reported that the Passenger Boarding Bridges will be delivered in February when the construction of the boarding vestibules is completed.

Mr. Penksa reported that the FAA approved the Reynolds, Smith & Hills, Inc. Task Order # 5 for Phase 2 of the Environmental Assessment for Runway 6-24. Task Order # 5 was approved on September 23, 2004 by GACRAA, with the adoption of Resolution 04-037.

Mr. Penksa reported that a request for FAA funds will be made for the repair or replacement of the GA access road that collapsed during Hurricane Jeanne.

Mr. Crider presented photos of the access road in need of repair. He reported that he is consulting with Reynolds, Smith & Hills, Inc. to determine if the road's current location is consistent with the Airport Master Plan update.

Mr. Crider reported that although September 2004 enplanements were down compared to September 2003, year-to-date enplanements are 4.5% higher than last year. He reported that for October, the load factor for Northwest service is between 60-70% and the Continental load factor is 50-60%. Mr. Crider reported that Northwest Airlines advertised low introductory fares from Gainesville earlier in October; the fares were matched by Delta Connection and US Airways.

Mr. Crider reported the he attended a Tourist Development Council meeting and a Public Safety Committee meeting to address the taxi cab issues presented by Mr. Jack Feccia at a previous meeting of GACRAA. Data has been collected on taxi cab availability at the airport and the data will be tabulated and presented to the Board at the next meeting.

Finance Report

Dr. Gallagher, chair of the Finance & Operations Committee, reported that August year-to-date operating revenues are approximately \$30,000 over budget. Also, he stated that year-to-date operating expenses are approximately \$168,000 under budget. Net income is approximately \$199,000.

Dr. Gallagher reported that the year-to-date cost of the Runway 10-28 Rehabilitation project is approximately \$4.6 million, retainage held is approximately \$400,000 and funding to date totals \$3.9 million.

Dr. Gallagher reported that rental car revenue for August of 2004 is approximately \$4,000 ahead of August of 2003, and July year-to-date is approximately \$7,000 ahead of prior year-to-date.

Dr. Gallagher reviewed the monthly reconciled bank balances shown on page 22 of the agenda packet.

Mr. Thomas moved to approve the Finance Report. Mrs. Tubb seconded the motion. Motion passed.

Facilities & Planning Committee Report

Mr. Crider reported that the Facilities & Planning Committee met on October 20.

Mr. Crider reported that the committee recommends adoption of Resolution 04-040, a resolution to accept a self-service fueling dispenser required of the lease agreement with Gulf Atlantic

Airways, Inc., d.b.a. University Air Center. He reviewed the milestones of the project. Due to various permitting issues and additional City of Gainesville requirements, the self-service fuel dispenser was not operational by June 7, the date specified in the lease agreement. However, the equipment was installed in May and he stated that University Air Center (UAC) had made a good faith effort to complete the project on time.

Mrs. Tubb moved to adopt Resolution 04-040. Mr. Daniel seconded the motion.

Mrs. Tubb noted that there may be a misconception held by GA pilots regarding fuel prices. She suggested notifying GA pilots of the recent installation of the self-service fuel dispenser which offers a lower price.

A roll call vote followed: : Mr. Daniel – aye, Mr. Dunlap – aye, Dr. Gallagher – aye, Mr. Thomas – aye, Mrs. Tubb – aye, and Mr. Stringfellow – aye. Motion passed 6-0.

Mr. Crider distributed a draft of the proposed RFP # 05-001 for a Specialized Aviation Service Operator (SASO). The proposed two (2) acre site for the SASO would consist of three buildings, the old Gulf Atlantic building, the old Gator Air building and the original airport fire station. Mr. Crider reported that the committee endorsed the RFP and that staff proposes solicitation of proposals and reporting the results in January.

Mr. Thomas moved to direct staff to move forward with RFP 05-001. Mrs. Tubb seconded the motion.

Mr. Mac McEachern, citizen, noted that the proposed RFP eliminates the opportunity to establish another FBO on the field because the two (2) acre site does not qualify as an FBO as defined in the Gainesville Regional Airport Minimum Standards. He stated that the proposed site is the only available location that has the improvements needed to support an FBO.

Mr. Crider stated that in his opinion, the current fuel volume is only to support one (1) twenty-four (24) hour full-service FBO, and that he recommended not forcing another FBO operation at the current time.

A voice vote on the motion followed; the motion passed 6-0.

Mr. Jeff Breeden, Reynolds, Smith & Hills, Inc., presented the 30% schematic for the Terminal Renovation project.

Mr. Breeden presented the estimated costs of the Terminal Renovation and the proposed phasing strategy for completing the project.

Mr. Breeden reported that Phases 1A-1B of the Terminal Renovation, the installation of Passenger Boarding Bridges (PBBs) and the construction of passenger boarding vestibules which will connect the PBBs to the terminal will be completed by March of 2005.

<u>Project Phase</u>	<u>Project Description</u>	<u>Estimated Project Phase Cost</u>
2	Intermediate	\$2,369,435
2A	Administration Area	\$ 857,798
2B	Holdroom / Skylight	\$2,123,400

2C	Meeter-Greeter and Concession Area	\$1,290,891
3	Ticketing and Baggage Areas	\$2,793,049
4	Terminal Front Canopy	\$2,541,059

Mr. Crider recommended moving forward with Phases 2, 2A, 2B and 2C. He recommended having Reynolds, Smith & Hills, Inc. prepare a task order to complete the design for these four (4) phases.

Mr. Breeden recommended advertising projects 2, 2A, 2B and 2C in June of 2005 to obtain bids, and then submitting an FAA AIP application for discretionary funding to implement all four (4) projects. He estimated that the total construction time for the projects would be sixteen (16) months starting in October of 2005.

Mrs. Tubb recommended installing “Welcome to the Heart of Florida” signage on the airside of the terminal when the boarding bridges are constructed.

Dr. Gallagher noted that the cost of Phases 2 through 2C would be approximately \$6 million and that the airport would pursue \$2 million in discretionary AIP funding from the FAA. He stated that if discretionary funding is not granted, other funding would be pursued or other projects would be put on hold.

Mr. Crider reported that the Facilities & Planning Committee directed staff to prepare a recommendation for relocating a food and beverage operation in the Business Center on a temporary basis.

Tenant Reports

Ms. Carolyn Bomberger, President of Gator Aviation Services, LLC, reported that her hangar held up well during the hurricanes. Minor damage to a corner of the hangar was promptly fixed. She reported that she is in the process of becoming certified by the FAA to operate a charter business. The name of the charter business will be Southeast Aircraft Charter. The first aircraft to be utilized for the charter business is a nine (9) seat King Air. She reported that she anticipates starting the charter business in one (1) month. Ms. Bomberger reported that the maintenance business is going well and that she will soon hire another Senior Mechanic. She reported that she is interested in additional building options on the field, including the old Gulf Atlantic Airways site. Ms. Bomberger complimented staff on the on-time completion of the recent runway rehabilitation project.

Airport Authority Input

Airport Authority Attendance

No issues to report at this time.

Adjournment

There being no further business, the meeting was adjourned by the Chair at 6:15 p.m.

GACRAA Monthly Meeting

James L. Stringfellow, Sr., Chair

Date

T. James Gallagher, Secretary/Treasurer

Date