

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD AIRPORT AUTHORITY
TUESDAY, DECEMBER 5, 2006**

PRESENT: G. Geoffrey Longstaff, Chairman
Clyde H. Robertson, Jr., Vice Chairman
Whitey Eckstein, Secretary/Treasurer
Tim Donihi
Colonel Charles H. Gibson
William R. Miller
Brindley B. Pieters
John A. Williams
Mayor Kuhn, City Liaison
Comm. Bob Dallari, County Liaison
Richard A. Burt, Airport Counsel

ABSENT: None

STAFF PRESENT: Larry A. Dale, President & CEO
Diane Crews, Vice President of Administration
Jack Dow, Vice President of Operations & Maintenance
Bryant W. Garrett, Vice President of Finance
Andrew Van Gaale, Director of Special Affairs
Diana M. Muñoz-Olson, Lease Manager

OTHERS PRESENT: Steve Boylan, Earth Tech
Tammy Branham
Bob Burke, BHM Architects
Jim Byrne, Esq.
Steven Calarro, WSA Orlando
Douglas DiCarlo, HTA
Tracy Forrest, Winter Park Construction
Verónica García, O.R. Colan Associates
Dave Goode, The LPA Group Inc.
Larry Gouldthorpe, OSI
Mark Jansen, The LPA Group Inc.
Krysty Kress, S.E. Ramp Development
Brady Lessard, CPH Engineers
Carlos Maeda, PBS&J
Beth Manzini, O.R. Colan Associates
Bill McGrew, PBS&J
Genean McKinnen, Alamo/National
Doug Norman, HTA
Roger Phillips, Starport

Ted Pluta, O.R. Colan Associates
Stan Poloski
Paul Puckli, PBS&J
Jack Reynolds, JRA, Inc.
Keith Robinson, OSI
Joyce Savage-Gaston
Sandeep Singh, AVCON
Kevin Spolski, Spolski Construction
Bob Tunis, City of Sanford Economic Dev. Director

1. INTRODUCTION OF GUESTS AND CALL TO ORDER

The meeting was called to order at 8:30 a.m. SAA Staff from all departments was present to wish the Board a Merry Christmas. Chairman Longstaff extended his condolences to Board Member Robertson on the passing of his mother.

2. ADVERTISEMENT OF MONTHLY MEETING

Copies attached.

3. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON WEDNESDAY, NOVEMBER 1, 2006.

Motion by Board Member Williams, seconded by Secretary/Treasurer Donihi, to approve the minutes from the regular meeting held on Wednesday, November 1, 2006.

Motion passed.

4. JIM BYRNES, ESQ.

Jim Byrnes, SAA counsel for the Jett Aire lawsuit, requested that the Board schedule an executive session to discuss the lawsuit. It was determined the meeting would take place on Monday, December 11, 2006 at 8:30 a.m.

Motion by Secretary/Treasurer Donihi, seconded by Board Member Williams, to approve the date and time of the executive session.

Motion passed.

5. PRESIDENT'S REPORT

President Dale reported on the following:

- A. SIS road – Road is progressing as scheduled. The day before the meeting, a gas line was hit and the terminal was evacuated as a precaution. The limerock base is done on the Airport Boulevard portion and is ready for paving.

- B. Runway 18-36 Emergency Repair – Force account. Is working perfectly, and we have the as-built.
- C. Terminal Ramp Expansion – Project to expand the International Ramp to the east. Hewitt Construction is the general contractor, with the design by Avcon. Project is ahead of schedule. Scheduled completion is anticipated to be in May 2007.
- D. Extension of Runway 9R-27L – There are some delays because of the ILS. Plans should be at 100% by Wednesday, December 27, 2006. Once plans are received, it will be sent out for bid. This is a \$12.5 Million project.
- E. Parking Garage – The structure has power now. Still having issues with delays. Letter was sent to ACI for liquidated damages. A recovery schedule was received, with an expected completion date of Friday, February 16, 2007. President Dale stated he has been advised not to open the structure until everything is completed.
- F. Hertz QTA – Project is completed and occupied.
- G. RFP – Streetscape – Response due back on Monday, December 18, 2006. SAA received the Notice to Proceed from the Florida Department of Transportation (FDOT). The electrical work will be done first, followed by the irrigation. The Access Road Streetscape project will be a design-build landscaping/street lighting enhancement project funded through the Federal Highway Administration (FHWA) in the amount of \$353,000.00.
- H. Allegiant build-out – Plans to expand their cargo space have been submitted for permitting.
- I. New Hangar by Avion Jet Center/26th Place – New hangar plans due on the day of the meeting.
- J. Attorneys' Fees – Discussion of attorneys' fees. Percentages are divided as follows:
 - 9% - Ground Transportation
 - 60.6% - General Representation
 - 30.3% - Jackie Cockerham lawsuit
- K. Personnel changes
 - i. Jack Dow – Jack Dow, Vice President of Operations and Maintenance, will retire on Friday, January 19, 2006.
 - ii. George Speake – George Speake will replace Jack Dow as Vice President of Operations and Maintenance. Mr. Speake used to work for SAA as an operations supervisor. He held the position of Director of

Aviation at Garden City Regional Airport, Kansas; and Airport Director at Dare County Regional Airport, North Carolina.

- iii. Andrew Van Gaale – Andrew Van Gaale, Director of Special Affairs, has accepted an offer as Director of the Port of Sanford. Last day with SAA will be Friday, December 8, 2006.
- L. Letter from satisfied customers – Discussion of letter by Mr. and Mrs. Drekkers. [Attached]
- M. Liquidated damages/Parking Garage – Approximately \$250,000.00 in liquidated damages up to February 2007. Board will need to determine how the money will be allocated. OSI needs to submit a letter describing how they will be impacted by the Parking Garage delays.
- N. Christmas party – President Dale invited the board members to the SAA Employee Christmas party to be held on Thursday, December 21, 2006 at the Lake Mary Marriott.
- O. Florida Airport Council (FAC) 2007 State Summit (Legislative Conference) – From February 7, 2007 to February 8, 2007 in Tallahassee. Reception/dinner will take place on the evening of February 7th. Members interested in attending should contact the SAA office.
- P. Disadvantaged Business Enterprise (DBE) program – President Dale requested authorization to proceed with preparation of agreement with Riverview Consultant, Inc., in the amount of \$9,500.00, for their services regarding the new DBE concessions program plan. Board Member Eckstein wondered if it could be done “in-house.” President Dale believed it could not be done in a timely manner if done in-house. Motion by Secretary/Treasurer Donihi, seconded by Board Member Gibson authorizing President Dale to proceed with preparation of agreement with Riverview Consultant, Inc.

6. COUNSEL’S REPORT

None

7. TBI REPORT

TBI President Larry Gouldthorpe reported on the following:

- A. Monthly Statistics for November 2006
 - i. UK traffic
November 2006 – **40,821** passengers
 - ii. Domestic traffic total
November 2006 – **51,018** passengers

- iii. Combined total
November 2006 – **91,839** passengers
- iv. Percentage
UK traffic is up 14% compared to same time last year. Domestic traffic is up 137% compared to same time last year. Monthly figures are up 70% compared to same time last year. Year to date net figures are down 2%. UK year to date figures are down by 6%. Domestic year to date figures are up 9%. Cargo figures have increased as well. Year to date passenger count is 1,581,000.

B. Airlines/Tour Operators Update

- i. Allegiant – Increased their destinations from 8 in December 2005, to 20 at the end of December 2006. Departures have increased from 223 in December 2005 to 575 in December 2006. Fort Wayne, Indiana will be added to the schedule in February 2007.
- ii. UK traffic – For December 2006, number of departures increased by 6%; however, overall market has declined.
- iii. Customs issues – The Discover America Partnership has done a survey on international travel. Their findings show how airports in the United States compared with others around the world regarding customs clearance and service. Airports in the United States were equal to those in Africa and the Middle East in regards to friendliness and amount of paperwork. The British Consulate approached OSI to facilitate an exchange program, where some immigration inspectors from the United States could shadow their colleagues in the United Kingdom. President Dale meets every Friday with TSA and Custom and Border Protection representatives. They seemed very excited about the exchange program.
- iv. Holiday traffic – Approximately 2,000 vehicles are expected over the holidays.
- v. AVTank contract – Contract expires on December 2006. The replacement will be Aircraft Service International, Inc. (ASIG).

8. LIAISON REPORTS

City of Sanford

Mayor Kuhn reported on the following:

- A. Board Member – Mayor Kuhn stated she was extremely pleased with the 12 applicants. A decision will be made during their December meeting.

- B. Investigation – A group of private citizens have hired a private investigator to investigate the Board. Mayor Kuhn met with the investigator on one occasion.
- C. Christmas Parade - The Sanford Christmas Parade took place on Saturday, December 2, 2006. Approximately 15,000 – 20,000 people were in attendance.
- D. Light up Sanford – To take place on Friday, December 8, 2006.

Seminole County

Commissioner Dallari introduced himself as the new Seminole County Liaison.

9. CHAIRMAN'S REPORT

None

10. CONSENT AGENDA

- A. Consider approval of Lease No. 2006-32 with JOHNATHAN J. KNIGHT for Building No. 511, located at 3010 Cameron Avenue (Residence).

Staff recommends approval of Lease No. 2006-32 with JOHNATHAN J. KNIGHT for Building No. 511, located at 3010 Cameron Avenue (Residence). The lease shall have a month-to-month term, commencing on December 1, 2006. The annual rental rate is \$7,800.00; the monthly payment is \$650.00 exclusive of taxes.

- B. Consider approval of Addendum E to Lease No. 2001-45 with RICHARD EARL LEATHERMAN for Building No. 138-N, located at 2754-64 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Addendum E to Lease No. 2001-45 with RICHARD EARL LEATHERMAN for Building No. 138-N, located at 2754-64 Navigator Avenue (Warehouse/Office). Addendum E extends the lease term for one (1) additional year, effective January 1, 2007. The building consists of 2,230 square feet, at \$4.25 per square foot. The annual rental rate is \$9,477.50, an increase of \$557.50; the monthly payment is \$789.79 exclusive of taxes.

- C. Consider approval of Addendum D to Lease No. 2003-02 with RICHARD EARL LEATHERMAN for Building No. 138-S, located at 2754 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Addendum D to Lease No. 2003-02 with RICHARD EARL LEATHERMAN for Building No. 138-S, located at 2754 Navigator Avenue (Warehouse/Office). Addendum D extends the lease term for one (1) additional year, effective January 1, 2007. The building consists of 2,230 square feet, at \$4.25 per square foot. The annual rental rate is \$9,477.50, an increase of \$557.50; the monthly payment is \$789.79 exclusive of taxes.

D. Consider approval of Lease No. 2006-24 with JAMES LEFILS for 26.44 acres of land (Grazing land).

Moved to Discussion Agenda at request of President Dale.

E. Consider approval of Addendum C to Lease No. 2003-01 with DONALD and LAURA NOLETTE for Building No. 299, located at 3114 Rudder Circle (Residence).

Staff recommends approval of Addendum C to Lease No. 2003-01 with DONALD and LAURA NOLETTE for Building No. 299, located at 3114 Rudder Circle (Residence). Addendum C extends the lease term for one (1) additional year, effective January 1, 2007. The annual rental rate is \$9,300.00; the monthly payment is \$775.00.

F. Consider approval of Addendum C to Lease No. 2003-08 with ORLANDO SANFORD AIRPORT SOUTHEAST RAMP HANGAR DEVELOPMENT, INC. for 522-Land, located at 3350 Beardall Avenue, and for 522-Phase 1B, located at 2110-2120 Spinner Lane (Hangars).

Staff recommends approval of Addendum C to Lease No. 2003-08 with ORLANDO SANFORD AIRPORT SOUTHEAST RAMP HANGAR DEVELOPMENT, INC. for 522-Land, located at 3350 Beardall Avenue, and for 522-Phase 1B, located at 2110-2120 Spinner Lane (Hangars). Addendum C increases the annual rental rate for 522-Land and 522-Phase 1B, effective January 1, 2007. The land for 522-Land consists of 268,159 square feet, at \$0.1546 per square foot. The annual rental rate is \$41,457.38, an increase of \$616.76. The land for 522-Phase 1B consists of 48,134 square feet, at \$0.1546 per square foot. The annual rental rate is \$7,441.52, an increase of \$110.71. The combined annual rate is \$48,898.90; the monthly payment is \$4,074.91 exclusive of taxes.

G. Consider approval of Lease No. 2006-34 with BRIAN SCHWENNING for Building No. 529, located at 2990 Cameron Avenue (Residence).

Staff recommends approval of Lease No. 2006-34 with BRIAN SCHWENNING for Building No. 529, located at 2990 Cameron Avenue (Residence). The lease shall have a one (1) year term, commencing on December 1, 2006. The annual rental rate is \$13,200.00; the monthly payment is \$1,100.00.

H. Consider approval of Addendum B to Lease No. 2004-33 with TORO COMPANY d/b/a TORO AG for Building No. 9-0, located at 2955 Mellonville Avenue (Warehouse/Office).

Staff recommends approval of Addendum B to Lease No. 2004-33 with TORO COMPANY d/b/a TORO AG for Building No. 9-0, located at 2955 Mellonville Avenue (Warehouse/Office). Addendum B extends the lease term for one (1) additional year, effective January 1, 2007. The building consists of 15,389 square feet of office (3,222 square feet) and warehouse (12,167 square feet) space, at \$5.15 per square foot. The annual rental rate is \$79,253.35, an increase of \$2,308.35; the monthly payment is \$6,604.45 exclusive of taxes.

- I. Consider approval of Lease No. 2006-33 with VERTICAL AVIATION TECHNOLOGIES, INC. for Building No. 149, located at 1673 Hangar Road (Warehouse/Office).

Staff recommends approval of Lease No. 2006-33 with VERTICAL AVIATION TECHNOLOGIES, INC. for Building No. 149, located at 1673 Hangar Road (Warehouse/Office). The lease shall have a one (1) year term, effective December 1, 2006. The building consists of 4,020 square feet, at \$4.50 per square foot. The annual rental rate is \$18,090.00; the monthly payment is \$1,507.50 exclusive of taxes.

- J. Consider approval of Addendum E to Lease No. 2001-44 with VERTICAL AVIATION TECHNOLOGIES, INC. for Building No. 332, located at 1609 Hangar Road (Warehouse/Office).

Staff recommends approval of Addendum E to Lease No. 2001-44 with VERTICAL AVIATION TECHNOLOGIES, INC. for Building No. 332, located at 1609 Hangar Road (Warehouse/Office). Addendum E extends the lease term for one (1) additional year, effective December 1, 2006. The building consists of 8,120 square feet, at \$3.75 per square foot. The annual rental rate is \$30,450.00, an increase of \$2,030.00; the monthly payment is \$2,537.50 exclusive of taxes.

- K. Consider approval of Lease No. 2006-35 with CAROLYN WRY for Building No. 300-N, located at 3104 Rudder Circle (Residence).

Staff recommends approval of Lease No. 2006-35 with CAROLYN WRY for Building No. 300-N, located at 3104 Rudder Circle (Residence). The lease shall have a one (1) year term, commencing on December 1, 2006. The annual rental rate is \$7,500.00; the monthly payment is \$625.00.

- L. Consider renewal of annual contract with JACK REYNOLDS AND ASSOCIATES AVIATION CONSULTANTS, INC. under the same terms and conditions for one additional year, effective January 1, 2007.

In December 2003, the Sanford Airport Authority engaged the services of Jack Reynolds and Associates Aviation Consultants, Inc. to assist with aviation issues, new aviation legislation and transportation grant programs administered by the Federal Aviation Administration, at an annual cost of \$50,000. This contract will expire on December 31, 2006, and Mr. Reynolds has indicated that he is willing to continue the contract for another year under the same terms and conditions.

Staff recommends renewal of the annual contract with Jack Reynolds and Associates Aviation Consultants, Inc., under the same terms and conditions, for one additional year, effective January 1, 2007.

Motion by Board Member Robertson, seconded by Board Member Williams, to approve the Consent Agenda Items A through L, excluding Item D (for discussion).

Motion passed.

- M. Consider approval of Lease No. 2006-36 with KRI, Inc. for 32,500 square feet of land, located at 2890 Navigator Avenue (Temporary Billboard Assembly).

Staff recommends approval of Lease No. 2006-36 with KRI, Inc. for 32,500 square feet of land, located at 2890 Navigator Avenue (Temporary Billboard Assembly). The lease shall have a month-to-month term, commencing on December 1, 2006. The annual rental rate is \$7,475.00; the monthly payment is \$622.92.00 exclusive of taxes.

Motion by Board Member Miller, seconded by Board Member Williams, to approve the add-on Consent Agenda Item M.

Motion passed.

11. DISCUSSION AGENDA

- A. Consider approval of Lease No. 2006-24 with JAMES LEFILS for 26.44 acres of land (Grazing land).

Staff recommends approval of Lease No. 2006-24 with JAMES LEFILS for 26.44 acres of land on the south side of Moores Station Road, east of Cameron Avenue and south of Richmond Avenue (Grazing land). The lease shall have a one (1) year term, commencing on December 1, 2006, with an option to terminate with 30 days written notice by either Lessee or Lessor. The annual rental rate is \$800.00; the monthly payment is \$66.67 exclusive of taxes. The 26.44 acres will be used for mitigation in the future.

Motion by Board Member Eckstein, seconded by Secretary/Treasurer Donihi, to approve Lease No. 2006-24 with JAMES LEFILS for 26.44 acres of grazing land.

Motion passed.

- B. Consider approval of Resolution No. 2006-09 approving the institution of an Airport Customer Facility Charge (CFC) on all rental car transactions initiated at the Orlando Sanford International Airport.

At the September 5, 2006 meeting of the Sanford Airport Authority, the SAA Board authorized the preparation of a resolution to implement a Customer Facility Charge (CFC) for car rentals, subject to counsel review and approval. Subsequent discussion regarding the proposed CFC was held at the October 10, 2006 SAA meeting. Pursuant to that discussion, Resolution No. 2006-09 was drafted and presented for the Board's consideration and approval.

The proposed resolution establishes a set fee of \$5.50 per rental car transaction. The effective date of implementation will occur on January 1, 2007, but will apply to only retail transactions. Effective January 1, 2008, the Airport Customer Facility Charge of

\$5.50 per rental car transaction will be extended to include all retail and wholesale transactions.

Staff recommends approval of Resolution No. 2006-09 approving the institution of an Airport Customer Facility Charge (CFC) on all rental car transactions initiated at the Orlando Sanford International Airport; said fee to be set at \$5.50 per rental car transaction, effective January 1, 2007 for all retail transactions, and effective January 1, 2008 for all wholesale transactions.

Motion by Board Member Williams, second by Board Member Gibson to approve Resolution No. 2006-09.

Motion passed.

- C. Consider approval of top ranked Continuing Airport Engineering Consultants and Land Acquisition and Relocation Consultants based on the responses to the 2006 Request for Qualifications.

Eight (8) engineering firms and six (6) land acquisition/relocation firms responded to the Authority's recently advertised 2006 Request for Qualifications (RFQ) for Professional Continuing Comprehensive Airport Engineering, and Land Acquisition and Relocation Services. The Authority designated President Dale to appoint a selection committee that ranked all responding firms based on their responses to the RFQ and selected the top five (5) engineering firms and the top three (3) land acquisition firms to be short-listed for oral interviews.

Oral interviews were conducted on Monday, November 27, 2006, and ranked by the selection committee. The consultant rankings were as follows:

- 1) Airport Engineering Consultants
 - a. AVCON
 - b. PBS & J
 - c. Hoyle, Tanner & Associates
- 2) Land Acquisition and Relocation Consultants – O.R. Colan Associates

Staff recommends approval of top ranked Continuing Airport Engineering Consultants and Land Acquisition and Relocation Consultants based on the responses to the 2006 Request for Qualifications.

Motion by Secretary/Treasurer Donihi, second by Board Member Williams to approve the three top ranked Continuing Airport Engineering Consultants, and authorization to negotiate a contract.

Motion passed.

Motion by Board Member Robertson, second by Board Member Miller to approve the top ranked Land Acquisition and Relocation Consultant, and authorization to negotiate a contract.

Motion passed.

- D. Consider approval of Grantee-Zone User/Operator Agreement with Aircraft Service International, Inc. (ASIG) for the operation and maintenance of the Airport fuel farm facility in Foreign Trade Zone No. 250 – Site 1A.

On December 10, 2002, the Sanford Airport Authority entered into a Grantee – Zone User/Operator Agreement with AvTank Corporation for operation and maintenance of the Airport fuel farm facility in Foreign Trade Zone No. 250-Site 1A. However, on December 31, 2006, the Airport's contractual relationship with AvTank ends, and as of January 1, 2007, Aircraft Service International, Inc. (ASIG) will replace AvTank Corporation as manager and operator of the airport fuel system. Accordingly, in order to authorize the continued operation of our fuel facilities within Seminole County's Foreign Trade Zone, a new user/operator agreement must be executed between the Authority and ASIG.

Staff recommends approval of the Grantee-Zone User/Operator Agreement with Aircraft Service International, Inc. (ASIG) for the operation and maintenance of the Airport fuel farm facility in Foreign Trade Zone No. 250 – Site 1A.

Motion by Board Member Robertson, second by Board Member Williams to approve the Grantee-Zone User/Operator Agreement with Aircraft Service International, Inc. (ASIG).

Motion passed.

- E. Consider approval of agreement between the Sanford Airport Authority (SAA), the Sanford/Seminole County Chamber of Commerce (SSCCC), the Seminole County Convention & Visitors Bureau (SCCVB), the Metro Orlando Economic Development Commission (EDC) and Orlando Sanford International, Inc. (OSI) to fund the operation of two (2) Visitors Information Booths and one (1) information kiosk in the Orlando Sanford International Airport.

Two visitor information booths have been located at the Orlando Sanford International Airport since 2000, and are jointly funded by the Sanford Airport Authority, the Sanford/Seminole County Chamber of Commerce (SSCCC), the Seminole County Convention & Visitors Bureau (SCCVB), the Metro Orlando Economic Development Commission (EDC) and Orlando Sanford International, Inc. One booth is located at the Welcome Center and its purpose is to provide arriving passengers with local information as well as afford currency exchange services to passengers via the ICE Currency Exchange. OSI receives a transaction fee per currency exchange, which offsets the cost of operating both information booths. The other information booth is located within the International Departure Lounge (IDL), and its primary purpose is to provide facility and airport information to passengers boarding departing international flights. In addition to the two booths, an information kiosk is located in the Domestic Terminal lobby.

The estimated annual budget for Calendar Year 2007 for both booths and kiosk is \$28,800.00 including payroll taxes, to be paid by each partner, according to the extent of each agency's use and exposure, as follows:

Sanford Airport Authority (SAA)	\$7,200.00
Orlando Sanford International, Inc. (OSI)	\$7,200.00
Seminole County Convention & Visitor's Bureau (SCCVB)	\$6,720.00
Sanford/Seminole County Chamber of Commerce (SSCCC)	\$3,840.00
Metro Orlando Economic Development Commission (EDC)	\$3,840.00

The Chamber will continue to handle invoicing and payroll, while OSI oversees the scheduling, management and administration of both booths and kiosk.

Staff recommends that the Board approve the Memorandum of Understanding between the Sanford Airport Authority, the Sanford/Seminole County Chamber of Commerce (SSCCC), the Seminole County Convention & Visitors Bureau (SCCVB), the Metro Orlando Economic Development Commission (EDC) and Orlando Sanford International, Inc. (OSI) for Calendar Year 2007, to fund the operation of two (2) Visitors Information Booths and one (1) information kiosk at the Orlando Sanford International Airport, contingent upon approval and execution of all parties.

Motion by Board Member Williams, second by Board Member Gibson to approve the Memorandum of Understanding between the Sanford Airport Authority, the Sanford/Seminole County Chamber of Commerce (SSCCC), the Seminole County Convention & Visitors Bureau (SCCVB), the Metro Orlando Economic Development Commission (EDC) and Orlando Sanford International, Inc. (OSI) for Calendar Year 2007.

Motion passed.

- F. I. Consider authorization to accept revised Letter of Intent (LOI) from Sanford Airport CommerCenter, LLC (SACC) to co-develop Airport-owned property.
- II. Consider authorization to proceed with preparation of a Lease agreement for the first parcel, identified as the +/- 4.5 Acres on Airport Boulevard immediately east of the Supervisor of Elections building.

Chairman Longstaff disclosed once again his affiliation with SACC; that he has no interest in this project; and that counsel has advised there is no conflict of interest.

- I. At the October meeting, the SAA Board considered and approved with revisions a Letter of Intent from Intercoastal Realty, LLC to co-develop Airport-owned property at the following locations:
 - a. +/- 4.5 acres on Airport Boulevard immediately east of the Supervisor of Elections building.
 - b. +/- 3 acres immediately north of the Supervisor of Elections building.
 - c. +/- 20 acres at the southeast corner of Beardall Avenue and Moores Station Road.

Pursuant to SAA Board direction, the newly revised LOI includes the following changes:

Lease Structure: Last sentence changed to read: "This amount will be paid at least on a quarterly basis."

Ground Lease Based Land Valuation: First sentence changed to read: "Land value for the first leased parcel is based on an underlying lease rate of twenty one cents (\$0.21) per usable square foot of developed property. Subsequently leased parcels will be evaluated individually based on fair market rate, with appraisal conducted by an independent third party. This lease rate, capitalized at 9%, yields a ground contribution value of \$102,000/acre for the first leased parcel."

Land and Equity Contribution: First sentence changed to read: "The land value of \$102,000/acre for the first leased parcel will count as equity credit for SAA towards development of the property."

Pro Rata Share: First sentence changed to read: "It is agreed that the first leased parcel of SAA property will be valued at \$102,000/acre."

Disposition: Last sentence changed to read: "If the sale is to a third party, the new owner will assume the existing ground lease upon approval by SAA, which will not be unreasonably withheld, and the conceptual rights may not be assigned to the buyer."

- II. Pursuant to the terms of the LOI, SAA and SACC must enter into a lease of at least one property within sixty (60) days of execution of the LOI. Accordingly, Intercoastal Realty, LLC has requested to enter into a lease agreement for the 4.5± acres on Airport Boulevard, immediately east of the Supervisor of Elections Building, contingent upon final approval and execution of the revised LOI by the SAA Board.

Staff recommends authorization of the following:

- a. Accept the revised Letter of Intent from Intercoastal Realty, LLC/Sanford Airport CommerCenter, LLC (SACC) to co-develop Airport-owned property.

Motion by Secretary/Treasurer Donihi, second by Board Member Williams to approve the revised Letter of Intent from Intercoastal Realty, LLC/Sanford Airport CommerCenter, LLC (SACC).

Motion passed.

- b. Authorize preparation of a Lease agreement for the first parcel, identified as the +/- 4.5 acres on Airport Boulevard immediately east of the Supervisor of Elections building.

Motion by Board Member Williams, second by Secretary/Treasurer Donihi to authorize preparation of a Lease agreement for the first parcel.

Motion passed.

- F. Consider approval of preservation of 26.15 acres of Airport property to mitigate impacts to 8.39 acres of wetlands, using mitigation ratios as approved in the Airport's SJRWMD Conceptual Master Stormwater Permit.

On January 10, 2006, the St. Johns River Water Management District approved the Airport's Conceptual Master Stormwater Permit. Pursuant to the Permit [No. 4-117-22192-30], to offset impacts to Wetlands 7, 8 and 9 (8.39 acres total), which are located in the Lake Jesup Hydrologic Basin, the Airport proposes to preserve wetlands and uplands on two nearby parcels of Airport-owned property. These two parcels are identified as the Chubb Creek parcel, which includes 1.15 acres of wetlands and 12.91 acres of uplands, and an adjacent parcel consisting of 26.29 acres of uplands. The wetlands are to be preserved at 20:1 ratio, and the uplands are to be preserved at a 3:1 ratio. At these conceptually approved ratios, impacts to Wetlands 7, 8 and 9 will require preservation of all of the Chubb Creek Parcel and 12.09 acres of the adjacent parcel.

Staff recommends approval of preservation of the Chubb Creek Parcel [14.06 acres], and 12.09 acres of the adjacent parcel to mitigate impacts to Wetlands 7, 8 and 9, pursuant to SJRWMD Conceptual Master Stormwater Permit No. 4-117-22191-30, issued January 10, 2006.

Board Member Eckstein wondered if some income would be lost with the mitigation. President Dale stated the land could only be used for cattle or storage, no structure could be done. The income loss would be minimal.

Motion by Secretary/Treasurer Donihi, second by Board Member Williams to approve the preservation of the Chubb Creek Parcel [14.06 acres], and 12.09 acres of the adjacent parcel to mitigate impacts to Wetlands 7, 8 and 9.

Motion passed.

12. OTHER BUSINESS

None

13. COMMENTS FROM THE PUBLIC

None

14. REMINDER OF EXECUTIVE SESSION (MONDAY, DECEMBER 11, 2006)

15. REMINDER OF NEXT BOARD MEETING (TUESDAY, JANUARY 9, 2007)

16. ADJOURNMENT

There being no further business, the meeting was adjourned after the executive session at 10:30 a.m.

Respectfully submitted,

Larry A. Dale, President & CEO
/dmm



SANFORD AIRPORT AUTHORITY
1200 Red Cleveland Boulevard
Sanford, Florida 32773
(407) 585-4001 • Fax (407) 585-4045
www.orlandosanfordairport.com

November 14, 2006

Via email: legals@seminoleherald.com

The Sanford Herald
P. O. Box 1657
Sanford, Florida 32772 1657

Attn: Patti, Legal Classified

Please publish the following Public Notices one (1) time in the Sunday edition (November 19, 2006) of the Seminole Herald Classifieds. Please confirm receipt of this advertisement by email to dmuniz@osaa.net.

PUBLIC NOTICE
SANFORD AIRPORT AUTHORITY

Notice is hereby given that the Sanford Airport Authority will conduct its December meeting on Tuesday, December 5, 2006, at 8:30 a.m., at the Sanford Airport Authority Executive Offices Board Room, A.K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. Information may be obtained by contacting the executive offices during normal business hours at (407) 585-4021.

Please take notice that if any person decides to appeal any decision made by the Sanford Airport Authority with respect to any matter considered at the meeting or hearing scheduled herein, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the executive offices 48 hours in advance of the meeting at (407) 585-4021.

Larry A. Dale
President & CEO

Certified proof of publication and invoice should be sent to:

Attn: Diana M. Muñoz-Olson
Sanford Airport Authority
1200 Red Cleveland Boulevard
Sanford, FL 32773

Please do not hesitate to call me at (407) 585-4021 if you have any questions.

Sincerely,

Diana M. Muñoz-Olson
Lease Manager

PUBLIC NOTICE

BOARD MEETING

The regular meeting of the Sanford Airport Authority will be held on Tuesday, December 5, 2006, at 8:30 a.m., at the Sanford Airport Authority Executive Offices Board Room, A.K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. Information may be obtained by contacting the executive offices during normal business hours at (407) 585-4021.

SANAC

The Sanford Airport Noise Abatement Committee (SANAC) meeting scheduled for the month of December has been cancelled. Scheduling and information is available by contacting the Vice President of Operations at (407) 585-4006.

USER GROUP

The Airport User Group meeting scheduled for the month of December has been cancelled. Scheduling and information is available by contacting the Vice President of Operations at (407) 585-4006.

DESIGN REVIEW COMMITTEE (DRC)

The Sanford Airport Design Review Committee (DRC) meetings are conducted on the first Wednesday of each month unless otherwise posted. The next meeting will be held on Wednesday, December 6, 2006, at 10:00 a.m., in the Authority's Executive Offices Board Room, A. K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. Information may be obtained by calling (407) 585-4000.

Please take notice that if any person decides to appeal any decision made by the Sanford Airport Authority with respect to any matter considered at the meeting or hearing scheduled herein, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the executive offices 48 hours in advance of the meeting at (407) 585-4021.

Larry A. Dale
President & CEO



SANFORD AIRPORT AUTHORITY
1200 Red Cleveland Boulevard
Sanford, Florida 32773
(407) 585-4001 • Fax (407) 585-4045
www.orlandosanfordairport.com

December 5, 2006

Seminole Herald
Via email: rlavender@mysanfordherald.com

Attn: Roxy

Please publish the following Public Notices one (1) time in the **Wednesday's edition (December 6, 2006) as a display ad**. Please confirm receipt of this advertisement by email to dmuniz@osaa.net.

PUBLIC NOTICE
SANFORD AIRPORT AUTHORITY

Notice is hereby given that the Sanford Airport Authority will conduct an Executive Session to discuss "Jett Aire vs. Sanford Airport Authority" [Case No. 99-CA-2155-15] on Monday, December 11, 2006 at 8:30 a.m., at the Sanford Airport Authority Executive Offices Board Room, A.K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. Participants will be SAA Board Members, SAA President/CEO, SAA Counsel – Kenneth W. Wright, Esq., Richard A. Burt, Esq., James Byrne, Esq., Sherry Kern, Esq., and a court reporter from The Reporting Company. All others will be excluded during this Executive Session.

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Larry A. Dale
President & CEO