

**MINUTES OF THE REGULAR MEETING OF THE  
SANFORD AIRPORT AUTHORITY  
TUESDAY, APRIL 1, 2008**

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**PRESENT:**                   **G. Geoffrey Longstaff, Chairman  
Tim Donihi, Secretary/Treasurer  
David L. Cattell  
Whitey Eckstein  
William R. Miller  
Brindley B. Pieters  
John A. Williams  
Brett Renton, Airport Counsel**

**ABSENT:**                   **Clyde H. Robertson, Jr., Vice Chairman  
Colonel Charles H. Gibson  
Comm. Jack T. Bridges, City Liaison**

**STAFF PRESENT:**       **Larry A. Dale, President & CEO  
Diane Crews, Vice President of Administration  
Bryant W. Garrett, Vice President of Finance  
George Speake, Vice President of Operations & Maintenance  
Diana M. Muñiz-Olson, Executive Secretary**

**OTHERS PRESENT:**     **Rusty Beavers, Starport  
David Doudney  
Alex Kracun, SAA ARFF  
Krysty Kress, S.E. Ramp Development  
Bill McGrew, PBS&J  
D'Anne Mica, Mica McCormick Partners  
Jack Reynolds, JRA, Inc.  
Keith Robinson, OSI  
Bob Tunis, City of Sanford Economic Dev. Director**

**1. INTRODUCTION OF GUESTS AND CALL TO ORDER**

The meeting was called to order at 8:35 a.m.

**2. ADVERTISEMENT OF MONTHLY MEETING**

Copies attached.

3. APPROVAL OF MINUTES OF THE SPECIAL MEETING HELD ON MARCH 3, 2008 AND THE REGULAR MEETING HELD ON MARCH 11, 2008

Motion by Board Member Williams, seconded by Secretary/Treasurer Donihi, to approve the minutes from the special meeting held on Monday, March 3, 2008 and minutes from the regular meeting held on Tuesday, March 11, 2008.

Motion passed.

4. PRESIDENT'S REPORT

President Dale reported on the following:

- A. Extension of Runway 9R-27L – Progressing slowly. Currently working on the safety area. Materials for most of the components of the ILS have arrived; however some are still missing. President Dale will request a timeline of when materials will be received. May open next week for VFR purposes.
- B. Extension of Runway 9L-27R – Still in process of approval from FAA. President Dale and Jack Reynolds had a conference call with the FAA in Washington, DC. Mr. Reynolds stated that during the telephone conference, the FAA questioned why the Airport needed to expand. They would not submit their comments before the conference call. Mr. Reynolds requested the comments in writing. During the conference call, the FAA stated they could not justify the project based on the increase in revenue of a single airport. For the project to be justified, it must benefit the national airspace system. They are weighing the benefits to aviation system versus the cost of the project, approximately \$20 million. Benefits to the aviation system will be equal to the cost in the first year alone. Currently 60-80% of flights leave cargo on the pavement because they do not have enough runway to take off. Orlando Sanford International Airport charges 25% less per pound than Orlando International Airport. Mr. Reynolds expects the FAA will approve it soon.
- C. Best Western Hotel - Mr. Dale stated he had spoken with Bilal Iftikhar, City of Sanford engineer, to verify the status of the site plan. Nash Hooda expects to start sometime end of June or beginning of July 2008. Mr. Hooda has until January 1, 2009 to vacate his hotel (that has been purchase by FDOT). He had made a deal with the FDOT to pay rent if he stayed longer. Mr. Hooda is negotiating with the FDOT to get reasonable rent for 7 months. Plans for the Best Western Hotel will be going out to bid in a couple of months.
- D. Parking Lot C – Project is in engineering and design state. Pre-application meeting with St. John's River Water Management District took place. Grant has been received.

- E. ARMF General Aviation Hangar – Project has been completed and building is occupied.
- F. Attorneys' Fees – Distribution and discussion of March's attorneys' fees.
- G. Consumptive Use Permit (CUP) for two wells – Sanford Airport Authority requested the City of Sanford to transfer the wells into their name. The Authority is requesting a waiver of annexation/zoning/permitting fees in the amount of \$47,200.00, based on the cost of the wells, the pumps, and the cost to attain CUP, discounted by 40%. The FAA has approved the transfer and request for credits.
- H. Florida Department Of Transportation (FDOT) – SR 46 - The Order of Taking Hearing went well, the Airport now has ownership of the parcels (Chairs, Brown). Closing will take place on Monday, April 7, 2008. Closing out of escrow will occur when the FDOT gets the right-of-way money. County Grant Incentive Program, a State grant program, has approved \$1.2 million FY 2009-2010; \$1.2 million FY 2010-2011; \$1.2 million FY 2011-2012 totaling \$3.6 million that will be matched by the County for a grand total of \$7.2 million. Conference call with FDOT Secretary Kopelousos was postponed and will have to be rescheduled for a later time.
- I. T-Hangars- Out of 106 T-Hangars, 31 of them are vacant. President Dale recommended two areas could be converted into mini-storage at minimal cost to the Airport. In one of the units, twelve tenants would have to be relocated to other vacancies. President Dale recommended the Airport assist the tenants with the move, and possibly offer a discount during that month. The other unit has five tenants that would have to move. Currently the Airport rents a small T-Hangar for \$275.00, inclusive of tax; a large one for \$315.00, inclusive of tax. A survey for storage units shows that a 20 x 55 unit (1,100 sq ft) rents for \$350.00; a 30 X 50 unit (1,500.00 sq ft) rents for \$800.00. Board Member Miller questioned if there were any separation laws, and if there was anything else the Airport needed to consider (regarding security). Secretary/Treasurer Donihi questioned what type of storage would be allowed. President Dale stated he rather have regular storage, not a business. Consensus of the Board for President Dale to submit a cost and budget report for approval by the Board.
- J. JPA – Motion by Secretary/Treasurer Donihi, seconded by Board Member Cattell to approve the following Joint Participation Agreements:
  - 1. JPA FM# 407651 1 94 01 and Resolution #2008-03 for the design and construction to overlay and remark Runway 9L-27R.
  - 2. JPA FM# 407668 1 94 01 and Resolution #2008-04 for the removal and relocation of Gopher Tortoises from the Runway and Taxiway Safety Areas of Runway 9L-27R.

3. JPA FM# 407680 1 94 01 and Resolution #2008-05 for the design and construction for the replacement and rewiring of Taxiways "R" and "C."
4. JPA FM# 409468 1 94 01 and Resolution #2008-06 for the design, construction for the installation, marking and lighting on Over-Run Area of Runway 27C.
5. JPA FM# 409798 1 94 01 and Resolution #2008-07 for the replacement of Non-Conforming FAR Part 139 Airfield Signs.
6. JPA FM# 409802 1 94 01 and Resolution #2008-08 for the design and construction to fill-in non-paved areas on the North Ramp.

Motion passed.

- K. Request Zoning Change – Associated Zoning never got done when the City of Sanford created AIC (Airport Industry and Commerce) category in the FLUM (Future Land Use Map). Restricted Industrial is not a zoning in the AIC designation. President Dale met with Mayor Kuhn to discuss the issue, and to stress the Airport needed to have associated zoning. The City recommended the Airport keep the RI-1 zoning throughout the Airport and change the Airport's land development regulations to allow all uses in the Airport in RI-1 zoning to be compatible with RI-2. Consensus of the Board for President Dale to proceed with discussions.
- L. Energy Saving – TBI went into a \$3.49 million ten-year agreement with ESG. Because of this energy saving plan, almost 1 million gallons will be saved in water. There will be a decrease of 35.4% of carbon emission, and a 30% decrease in energy use.
- M. Capital Cargo International Airlines – Boston Maine Airways lost their 121 certificate. They sold their simulator to Capital Cargo International Airlines. Boston Maine Airways requested the following:
  1. Release from the 10-year term lease for the simulator hangar, Building No. 145.
  2. Give Capital Cargo International Airlines the same terms for the four remaining years on the lease.

Motion by Board Member Eckstein, seconded by Board Member Miller to: 1) release Boston Maine Airways from the 10-year term lease; and give Capital Cargo International Airlines the same terms for the remaining years on the lease, subject to Counsel review and approval. Motion passed.

- N. Potential New Tenant – A large company, which specializes in transportation of goods, is interested in building a three bay maintenance hangar for large

commercial planes. The hangar would be 92,000 square feet and 65 feet high; with 10,000 square feet of office space, and 25,000 square feet of maintenance shop/storage. There is concerned the pavement might become soft if planes sit for months at a time. If they plan on doing spot painting, the total for the project would be \$22.8 million, with \$3.5 million funded with a 2011 grant, and \$19.8 million in revenue bonds at 6% for thirty years. Board Member Eckstein questioned if the Airport consulted a bond consultant. He clarified fees are usually higher with bond counsel. President Dale stated the Airport could get a general revenue bond, which will not require the bonding counsel; however, it is not clear if the project would be tax-exempt eligible. The Airport will have to compete with other airports for this project; a proposal would need to be made soon. The design for the project will probably cost over \$1 million. President Dale would like the lease to be signed first, or letter of credit posted until is signed/finalized. Consensus of the Board for President Dale to submit a proposal. Board Member Cattell questioned where it would be located. The project will expand to the west. Board Member Eckstein commented the County should take advantage of opportunities like these. He told President Dale to use whatever incentives he deemed necessary. Secretary/Treasurer Donihi questioned if it would be a land lease only or if the Airport would construct the building. President Dale clarified that nobody had offered to build the hangar for them. Chairman Longstaff believes this project might attract other companies. Board Member Eckstein also supports the project. Board Member Cattell wanted to know how many jobs would be created. Approximately 300 jobs will be created. Motion by Board Member Eckstein, seconded by Board Member Cattell for President Dale to pursue this project. Motion passed.

President Dale stated the company might want a paint shop, which would bring the total to \$30 million. Both Chairman Longstaff and Board Member Eckstein approve of the project, even with the additional \$10 million. In regards to the extra \$10 million, Board Member Miller questioned if there were any other securities/tie-ins extending beyond the basic product. The basic product will encompass everything. Board Member Eckstein stated Seminole County should be brought into the project, and questioned if any economic incentives were being offered. President Dale stated he would look for incentives available through the City of Sanford, Seminole County, and the EDC. Board Member Pieters questioned what would be the impact on the Airport's Master Plan. President Dale clarified the Master Plan includes development on the north side of the Airport.

## 5. COUNSEL'S REPORT

Brett Renton reported on the following:

- A. Chairs Order of Taking Hearing – On March 17, 2008 the Order of Taking was received. Counsel had to submit an abbreviated Order of Taking.

- B. Poloski Parcel – Counsel deposited the money with the Court. Only matter remaining is that Tom Cowan has to make a motion for fees and costs.
- C. ACI lawsuit - As instructed, the case is going forward. The third party was introduced and the Motion for Summary Judgment submitted. Counsel will have a hearing date later on.
- D. Taxation and Budget Reform Commission - Intended to place a cap on the amount of revenue any special district/local government/State of Florida could spend on any given year, and tying the cap to the population growth of the area. The cap would have included the Airport; it could not spend more than it did this year, unless a special vote was held. Counsel worked with John Haley at their offices in Tallahassee. Counsel was able to work out an exemption whereas airports and seaports are excluded from this revenue cap, in addition to be excluded of fee caps. Alex Sink has tabled it.

This would not have gone to legislators; it would have gone straight to the ballot for constitutional amendment. The Commission meets only every ten (10) years, and it intended to freeze fees imposed by cities.

## 6. TBI REPORT

TBI Director of Finance Keith Robinson reported on the following:

### A. Monthly Statistics for March 2008

- i. Total passengers  
March 2008 – **172,000** passengers
- ii. Percentage  
Total traffic is up 24% from March 2007. International traffic is down 17% from March 2007. Domestic traffic is up 47% compared to March 2007. Total traffic is up 25% for the first quarter; March is the 3<sup>rd</sup> record setting month for this year.

### B. Airlines/Tour Operators Update

- i. Allegiant – Starting May, Allegiant Air will cancel flights to Greensboro, NC and Huntsville, AL.

### C. Miscellaneous Updates

- i. New destination – Weekly charter service to Brussels, Belgium; Lisbon, Portugal; and Madrid, Spain will start in the summer. OSI is currently working on other charter programs.

7. LIAISON REPORTS

City of Sanford

None

Seminole County

None

8. CHAIRMAN'S REPORT

None

9. CONSENT AGENDA

- A. Consider approval of Lease No. 2008-10 with BLUE WOOD STUDIO, LLC for Building No. 138-N, located at 2764 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Lease No. 2008-10 with BLUE WOOD STUDIO, LLC for Building No. 138-N, located at 2764 Navigator Avenue (Warehouse/Office). The lease shall have a one (1) year term, commencing on March 1, 2008. The lease consists of 2,230 square feet of office and warehouse space at \$4.35 per square foot. The annual rental rate for the first year is \$9,700.50; the monthly payment is \$808.38, exclusive of taxes.

- B. Consider approval of Lease No. 2008-11 with BLUE WOOD STUDIO, LLC for Building No. 138-S, located at 2754 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Lease No. 2008-11 with BLUE WOOD STUDIO, LLC for Building No. 138-S, located at 2754 Navigator Avenue (Warehouse/Office). The lease shall have a one (1) year term, commencing on March 1, 2008. The lease consists of 2,230 square feet of office and warehouse space at \$4.35 per square foot. The annual rental rate for the first year is \$9,700.50; the monthly payment is \$808.38, exclusive of taxes.

- C. Consider approval of Addendum E to Lease No. 2003-13 with H.J. BLACK d/b/a THE BUMPER SHOP for Building No. 139, located at 2776-86 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Addendum E to Lease No. 2003-13 with H.J. BLACK d/b/a THE BUMPER SHOP for Building No. 139, located at 2776-86 Navigator Avenue (Warehouse/Office). Addendum E extends the lease term for one (1) additional year, effective April 1, 2008. The building consists of 4,260 square feet of office and

warehouse space, at \$3.80 per square foot. The annual rental rate is \$16,188.00, an increase of \$426.00; the monthly payment is \$1,349.00 exclusive of taxes.

- D. Consider approval of Lease No. 2008-09 with MICHAEL LOADER for Building No. 303, located at 2850 Aileron Circle (Residence).

Staff recommends approval of Lease No. 2008-09 with MICHAEL LOADER for Building No. 303, located at 2850 Aileron Circle (Residence). The lease shall have a one (1) year term, commencing on April 1, 2008. The annual rental rate is \$9,600.00; the monthly payment is \$800.00.

- E. Consider approval of Addendum C to Lease No. 2005-07 with EDWARD and SHERYL ROESCH for Building No. 298-S, located at 3107 Rudder Circle (Residence).

Staff recommends approval Addendum C to Lease No. 2005-07 with EDWARD and SHERYL ROESCH for Building No. 298-S, located at 3107 Rudder Circle (Residence). Addendum C extends the lease term for one (1) additional year, effective April 1, 2008. The annual rental rate is \$9,000.68, an increase of \$300.68; the monthly payment is \$750.00.

- F. Consider approval of Addendum A to Lease No. 2007-08 with SAM'S GRAFIX, INC. for Building No. 148, located at 1711 Hangar Road (Warehouse/Office).

Staff recommends approval Addendum A to Lease No. 2007-08 with SAM'S GRAFIX, INC. for Building No. 148, located at 1711 Hangar Road (Warehouse/Office). Addendum A extends the lease term for one (1) additional year, effective May 1, 2008. The lease consists of 4,020 square feet of office and warehouse space at \$4.50 per square foot. The annual rental rate is \$18,090.00; the monthly payment is \$1,507.50.

- G. Consider approval of Addendum E to Lease No. 2003-11 with ROBERT and DAWN TEDESCO for Building No. 527, located at 3880 Moores Station Road (Residence).

Staff recommends approval Addendum E to Lease No. 2003-11 with ROBERT and DAWN TEDESCO for Building No. 527, located at 3880 Moores Station Road (Residence). Addendum E extends the lease term for one (1) additional year, effective April 1, 2008. The annual rental rate is \$21,000.00, an increase of \$600.00; the monthly payment is \$1,750.00.

- H. Consider approval of Collateral Access Agreement with 84 Lumber Company.

Staff recommends approval of Collateral Access Agreement with 84 Lumber Company. This agreement is being required in connection with certain inventory financing being undertaken by 84 Lumber Company and certain of its affiliates, including Pierce Hardy Limited Partnership.



The Collateral Access Agreement ensures that should the need arise, the financial institutions providing financing to the tenant would be permitted to enter the property and remove the tenant's property, provided that they pay the same rental to the Airport that is presently being paid under the lease to 84 Lumber Company.

- I. Consider approval of Lease No. 2008-01 with W.D. AINSWORTH for 59 acres of land, on the south side of Moores Station Road, east of Cameron Avenue, and south of Richmond Avenue (Grazing land).

Staff recommends approval of Lease No. 2008-01 with W.D. AINSWORTH for 59 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 month-to-month term, commencing on February 15, 2008. The annual rental rate is \$800.00; the monthly payment is \$66.67, exclusive of taxes.

- J. Consider approval of Lease No. 2008-02 with W.D. AINSWORTH for 33.55 acres of land, on the south of Marquette Avenue (Grazing land).

Staff recommends approval of Lease No. 2008-02 with W.D. AINSWORTH for 33.55 acres of land, on the south of Marquette Avenue (Grazing land). The lease shall have a month-to-month term, commencing on February 15, 2008. The annual rental rate is \$800.00; the monthly payment is \$66.67, exclusive of taxes.

- K. Consider approval of Lease No. 2008-03 with W.D. AINSWORTH for 24.41 acres of land, on the east side of Beardall Avenue (Grazing land).

Staff recommends approval of Lease No. 2008-03 with W.D. AINSWORTH for 24.41 acres of land, on the east side of Beardall Avenue (Grazing land). The lease shall have a month-to-month term, commencing on February 15, 2008. The annual rental rate is \$800.00; the monthly payment is \$66.67, exclusive of taxes.

Motion by Board Member Eckstein, seconded by Board Member Williams, to approve Consent Agenda Items A through H, and add-on Consent Agenda Items I, J, and K.

Motion passed.

10. DISCUSSION AGENDA

None

11. COMMENTS FROM THE PUBLIC

None

12. OTHER BUSINESS

None

13. REMINDER OF NEXT BOARD MEETING (TUESDAY, MAY 6, 2008)

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:14 a.m.

Respectfully submitted,

Larry A. Dale, President & CEO  
/dmm



SANFORD AIRPORT AUTHORITY  
1200 Red Cleveland Boulevard  
Sanford, Florida 32773  
(407) 585-4000 • Fax (407) 585-4045  
[www.orlandosanfordairport.com](http://www.orlandosanfordairport.com)

March 26, 2008

Via email: [legals@mysanfordherald.com](mailto:legals@mysanfordherald.com)

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

Attn: Legal Classified

Please publish the following Public Notices one (1) time in the Sunday edition (March 30, 2008) of the Seminole Herald Classifieds. Please confirm receipt of this advertisement by email to [dmuniz@osaa.net](mailto:dmuniz@osaa.net).

**PUBLIC NOTICE**  
SANFORD AIRPORT AUTHORITY

Notice is hereby given that the Sanford Airport Authority will conduct its April meeting on Tuesday, April 1, 2008, 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) 585-4002.

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) 585-4002.

**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) 585-4002 if you have any questions.

Sincerely,

Diana M. Muñoz-Olson  
Executive Assistant

# PUBLIC NOTICE

## **BOARD MEETING**

The regular meeting of the Sanford Airport Authority will be held on Tuesday, April 1, 2008, 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) 585-4002.

## **SANAC**

The Sanford Airport Noise Abatement Committee (SANAC) meeting will be held on Tuesday, April 8, 2008, at 9:00 a.m., in the Sanford Airport Authority Executive Offices Board Room, A. K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. Scheduling and information is available by contacting the Vice President of Operations at (407) 585-4006.

## **USER GROUP**

The Airport User Group meeting will be held on Tuesday, April 8, 2008, at 10:00 a.m., in the Sanford Airport Authority Executive Offices Board Room, A. K. Shoemaker Domestic Terminal, 1200 Red Cleveland Boulevard, Sanford, Florida. 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) meeting scheduled for the month of April has been cancelled. Information may be obtained by calling (407) 585-4000.

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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) 585-4002.

Larry A. Dale  
President & CEO