

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD AIRPORT AUTHORITY
TUESDAY, MAY 6, 2008**

PRESENT: **G. Geoffrey Longstaff, Chairman
Clyde H. Robertson, Jr., Vice Chairman
Whitey Eckstein
Colonel Charles H. Gibson
William R. Miller
Brindley B. Pieters
John A. Williams
Brett Renton, Airport Counsel**

ABSENT: **Tim Donihi, Secretary/Treasurer
David L. Cattell
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: **Tracy Forrest, S.E. Ramp Development
Krysty Kress, S.E. Ramp Development
Geoff Lane, Starport
Al Nygren, O.R. Colan
Jack Reynolds, JRA, Inc.
David Logan, OSI
Gary South, O.R. Colan**

1. INTRODUCTION OF GUESTS AND CALL TO ORDER

The meeting was called to order at 3:04 p.m. Chairman Longstaff congratulated Board Member Pieters for being the Success in Seminole Magazine's Ninth Annual Success Award recipient.

2. ADVERTISEMENT OF MONTHLY MEETING

Copies attached.

3. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD ON APRIL 1, 2008

Motion by Board Member Miller, seconded by Board Member Gibson, to approve the minutes from the regular meeting held on Tuesday, April 1, 2008.

Motion passed.

4. PRESIDENT'S REPORT

President Dale reported on the following:

- A. Extension of Runway 9R-27L – Materials for the components of the ILS have arrived. The Authority is working with the FAA and PBS&J regarding several changes in the plans. Originally, the plans were reviewed and accepted by FAA Facility at 60%, 90%, and 100%. The FAA Engineer has made numerous changes to the plans, which has delayed the process. Currently two project engineers from FAA Facility are at the Airport. James Stark, SFB Tower Manager, worked to get the Airport on top of the priority list to get the PAPIs and REILs flight checked. The PAPIs and REILs have been approved for use, and are VFR Navaids. Once the Runway is open, it will remain VFR for a few months, until the ILS flight check is done and published by the FAA.
- B. Extension of Runway 9L-27R – Still in process of approval from FAA. During his trip to Washington, DC, President Dale met with Senator Bill Nelson, Senator Mel Martínez, Congressman John Mica, Congressman James Oberstar (Chairman of the Transportation and Infrastructure Committee), and Congresswoman Corrine Brown and staff. He asked them for \$5 million in discretionary funds to buy land, and for their help with the Benefit Cost Analysis. They seemed to be very receptive to the idea. The ADO for FAA asked the airport to submit a multi-year plan. The Airport will commit three years worth of entitlement funds, and have requested that our entitlements be matched with FAA discretionary funds. While discussing the overlay of Runway 9L/27R, Board Member Miller questioned when the extension of Runway 9L-27R would be completed. President Dale stated it could take from one to three years.
- C. Overlay of Runway 9L-27R – The Airport expects to receive at least \$5 million in FAA discretionary. The Authority has committed \$1.6 million in entitlement funds for design, Benefit Cost Analysis, and Environmental Assessment. President Dale does not expect there will be any problem with the work, but the Authority is working on resolving some phasing issues. The Authority had considered milling the entire Runway and then paving, but this increases the possibility that an aircraft could ingest foreign object debris caused by the milling. Therefore the milling and paving will be accomplished in phases. Chairman Longstaff questioned if the north/south runway could be used for landing. President Dale stated it could be used for VFR approach by Allegiant, but not for heavy aircraft

landing. Approximately 200-400 feet can be milled one inch and paved three inches at night. Board Member Miller questioned if the new paving material Sandeep Singh mentioned at a previous meeting would be used. President Dale confirmed that the P401 Super Pave would be used, which has a hardened granite material as part of the mix. Chairman Longstaff questioned if the entire runway would be paved. President Dale clarified that FAA will pay for more modern light fixtures, and the runway will only be paved up to the threshold on the 27L end. Bryant Garrett stated it had to be accepted by the Board, and then sent to FAA by June 30, 2008. Project is expected to cost approximately \$6.85 million: \$1.6 million in entitlement funds, approximately \$5 million in discretionary funds, and \$250,000.00 from FDOT.

- D. Best Western Hotel – The St. Johns River Water Management District permit was received. The City of Sanford site permit is almost ready. President Dale discussed the original timeline of the project. Mr. Hooda has not missed the revised timeline; however, the architectural plans have not been submitted. Diane Crews mentioned Nash Hooda had contacted her regarding a more upscale and modern design concept offered by the Best Western, which he would like to add to the design. Mr. Hooda can occupy his hotel (which he sold to FDOT) until December 31, 2008. He had agreed to pay rent to FDOT if he stayed longer. President Dale and Ms. Crews spoke with George Lovett to discuss the issue. Mr. Lovett would agree to lower the rent from \$300,000.00 monthly to \$125,000.00.
- E. Parking Lot C – AVCON is doing engineering. Meeting regarding parking revenue equipment has taken place. President Dale met with St. John's River Water Management District, and does not anticipate a problem with getting the permit. The equipment supplier wanted to get a 50% deposit, but materials will be paid C.O.D. TBI will be paying half and Sanford Airport Authority will pay with a 50/50 grant.
- F. Back-up UPS (Uninterrupted Power Supply) for Customs – Project done in-house for an amount of \$49,899.00.
- G. Energy Savings Contract – Project has started. There will be a decrease of 35.4% of carbon emission, and a 37% decrease in energy use. Expected to be completed in one year. Airport will be able to apply for LEED award next year for this project.
- H. Pole Barn – Motion by Board Member Eckstein, seconded by Board Member Williams to approve Resolution No. 2008-09 for the immediate construction of a build-out of the pole barn for the TSA to facilitate its use as a check-in site for offsite baggage during the busy summer season. Motion passed.

Motion by Board Member Eckstein, seconded by Board Member Gibson to accept \$100,000.00 in funding allocated by the Florida Department of Transportation for the build-out of the pole barn. Motion passed.

- I. Attorneys' Fees – Distribution and discussion of April's attorneys' fees.
- J. Consumptive Use Permit (C.U.P.) for two wells – Sanford Airport Authority requested the City of Sanford to transfer the wells into their name. St. Johns River Water Management District is reviewing the application. The Authority requested 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 C.U.P., discounted by 40%. In turn, the City requested a break-down of the calculations.
- K. Annexation/Rezoning of 11.4 acres – Ordinance No. 4100 (for annexation) and Ordinance No. 4105 (for rezoning to RI-1, Restricted Industrial) were adopted on April 28, 2008 by the City of Sanford.
- L. Request Zoning Change – Back in February, President Dale requested a separate zoning classification to match the Airport's FLUM (Future Land Use Map). Russ Gibson replied that if there was a conflict, the Comprehensive Plan takes precedence over the LDR. Board Member Eckstein questioned if the Commission had signed-off the letter. Board Member Miller questioned if the City Attorney had signed-off on it as well. President Dale stated that Mr. Gibson is an authorized representative. Consensus by the Board to accept letter by Russ Gibson regarding airport rezoning policies.
- M. Airport Lease – President Dale met with Commissioner Jack Bridges to discuss the airport lease. Commissioner Bridges recommended President Dale meet with Kenneth McIntosh to review it further. The legal description is incorrect in the lease, showing only the original navy base, lacking approximately 1,000 acres.
- N. Florida Department Of Transportation (FDOT) - SR 46 – Closing took place on Monday, April 7, 2008. The City of Sanford endorsed the \$1,000,000.00 check to the Authority, and it has been deposited.
- O. SR 46 Lake Jesup Bridge Replacement Project – The 636 calendar days project began in March 2008, at a cost of \$40 million. Anticipated to be completed by Fall 2009. Crane used at the project should not affect airport operations.
- P. T-Hangar Conversion to Storage – Benefit cost analysis is ongoing. President Dale cautioned the Board that it might be costly. The approximate cost to convert T-Hangars into storage units is \$5,200.00 to \$5,800.00 per T-Hangar.
- Q. Request from Sheriff Don Eslinger – The Sheriff's Department is leasing three floors at Building No. 310. Each floor is approximately 13,420 square feet, a total of 40,260 square feet. Sheriff Eslinger requested to terminate the lease effective December 31, 2008. The original lease terminates September 30, 2009. The first floor is occupied by HIDTA (High Intensity Drug Trafficking

Area). If HIDTA remains there, the Airport will not be able to lease the other two floors for security reasons. Total loss of income for the two vacant floors would be \$130,845.00. Board Member Eckstein questioned if the Authority would be setting a precedent by allowing this. President Dale suggested HIDTA be moved to the third floor, and have the Airport's maintenance department assist with the move. Chairman Longstaff recommended an extension on the lease for five additional years, provided HIDTA moved to the third floor and the Authority customizes the third level to HIDTA's specifications. If no extension is accepted, Chairman Longstaff suggested HIDTA move to third floor and take it as is. Motion by Board Member Eckstein, seconded by Board Member Robertson authorizing request to release Seminole County Sheriff's Office from Lease No. 99-21 for Building 310. Motion passed.

- R. Request from Avion Jet Center, LLC – James Watkins and Captain Jim Watkins met President Dale and Ms. Crews to request termination of their leases for Hangar No. 424 and Hangar No. 436, effective April 30, 2008. President Dale noted Avion Jet has been a good tenant, and is up-to date with the payments on these two hangars. Motion by Board Member Eckstein, seconded by Board Member Miller authorizing request to release Avion Jet Center from Lease No. 2007-22 for Hangar No. 424 and Lease No. 2007-16 for Hangar No. 436. Motion passed.
- S. Request from Griffin Aviation, Inc. – Request by Griffin Aviation, Inc. to terminate Lease No. 2007-01 for Hangar 147. Subtenant will replace tenant effective May 1, 2008. Motion by Board Member Miller, seconded by Board Member Eckstein authorizing request to release Griffin Aviation, Inc from Lease No. 2007-01 for Hangar 147. Motion passed.
- T. Wildlife Management – The Biological Opinion from the U.S. Fish and Wildlife Service exonerated the Airport. Board Member Miller commended the Airport's staff for the work done. President Dale stated the Authority did what the permit mandated in regards to the tree removal. The bald eagle has been de-listed but it is still protected as a threatened species. The Authority developed a bald eagle management plan. The previous year, President Dale and George Speake commented on the Florida Fish & Wildlife Conservation Commission's Bald Eagle Management Plan, but their comments were not addressed. The document had a Category H, which stated no buffer was necessary for aircraft flying near a nest outside the nesting season. However, during the nesting season, no aircraft should intentionally be operated within 1,000 vertical or horizontal feet of an eagle nest, unless it was for biological reasons. President Dale contacted FAC, Kenneth Wright, and Elsa Haubold, and worked on what is now called "The Dale Amendment." The amendment clarified that Category H does not apply to aircraft operating in prescribed landing and departure patterns, or en-route flights operating within FAA rules that unintentionally encounter an eagle nest; but rather to intentional harassment of a nest. The document has a provision for issuing permits where the potential exists for an eagle to cause eminent danger to aircraft. The Airport is federally authorized to harass the

eagles. Activities that require nest removal still require a permit, even if the nest is not occupied. Nests on or adjacent to airports are considered hazardous to human safety, the nesting bald eagle and its young. George Speake wrote a letter on May 1, 2008 addressing the issue of nests on the airport; two immature eagles have already been killed this year. A request to remove the existing nest on the Airport can be made after May 15, 2008. The Airport will not be able to do anything until a federal permit is received. USDA is expected to finish their assessment and recommendations sometime in November/December 2008.

President Dale discussed the Orlando Sentinel article "*Eagles and planes can coexist with good management plan.*" The Airport's permits issued last year, mandated the removal of trees. Even though the candidate trees have been removed, some eagles have nested on trees that would not otherwise be considered candidates. The Airport has done everything Orlando International Airport has done. The Airport's USDA wildlife biologist has not seen any eagles on the Airport that were feeding on fish.

[Out of order, after Counsel Report]

Birdstrike Conference will take place August 19-21, 2008, at which President Dale will be one of the speakers. On August 18th they will have an early bird training session.

- U. Model Ports Designation – The Airport is one of the 20 airports in the country to receive the Model Ports Designation; only one of four in Florida. Object is to create a more efficient and welcoming environment for foreign visitors. The Airport will receive five additional Custom officers and a customized video with information about the entry process.
- V. FAC Conference – Reminder of FAC Conference taking place July 20-23. Board members interested in attending should contact Diana M. Muñoz-Olson.
- W. Seminole County Tourism Award Luncheon – Award luncheon taking place on May 8, 2008 to honor Maury Gallagher, CEO of Allegiant Air, as Tourism Ambassador of the Year. President Dale will be Master of Ceremonies.

5. COUNSEL'S REPORT

Brett Renton reported on the following:

- A. ACI lawsuit – The case is going forward. At the next meeting, Counsel will inform the Board when the hearing will take place.
- B. Eminent Domain – Moving forward with eminent domain matters.

6. TBI REPORT

TBI Director of Operations David Logan reported on the following:

A. Monthly Statistics for April 2008

- i. Total passengers
April 2008 – **100,000** passengers
- ii. Percentage
Domestic traffic is up 30% from April 2007. UK traffic is down 25% from April 2007. International traffic is expected to increase in May 2008; due to added sections by some charters, and late minute bookings.

Chairman Longstaff questioned the status of the Plattsburgh, NY flight schedule. Mr. Logan stated it is a popular destination, very successful.

Board Member Pieters questioned what other international markets would be attracted. Mr. Logan stated the South American market would be a possibility. Twelve to fourteen charter flights to Mexico have been scheduled for this summer.

Board Member Eckstein reiterated his comments from a previous meeting, that the Airport should create a market for cruise lines. He encouraged OSI to develop a plan to attract cruise line passengers.

President Dale stated the Greensboro, NC flights will not be cancelled.

7. LIAISON REPORTS

City of Sanford

None

Seminole County

None

8. CHAIRMAN'S REPORT

None

9. CONSENT AGENDA

- A. Consider approval of Lease No. 2008-15 with DON BROWN for the property located at 3521 S.R. 46 East (residential – land acquisition program leaseback).

Staff recommends approval of Lease No. 2008-15 with DON BROWN for the property located at 3521 S.R. 46 East (Residential). The lease term is for one hundred twenty (120) days at no charge, effective March 17, 2008, and ending July 14, 2008.

Note: This property was purchased with funding from FAA Grant No. 3-12-0069-051-2006, for acquisition of land in noise sensitive areas located within the 65 DNL.

- B. Consider approval of Addendum A to Lease No. 2007-07 with EURO TECHNIK AUTOSPORT, LLC for Building No. 515-6,7, located at 2812-18 Mellonville Avenue (Warehouse/Office).

Staff recommends approval of Addendum A to Lease No. 2007-07 with EURO TECHNIK AUTOSPORT, LLC for Building No. 515-6,7, located at 2812-18 Mellonville Avenue (Warehouse/Office). Addendum A extends the lease term for one (1) additional year, effective May 1, 2008. The building consists of 3,000 square feet, at \$6.50 per square foot. The annual rental rate is \$19,500.00; the monthly payment is \$1,625.00 exclusive of taxes.

- C. Consider approval of Lease No. 2008-12 with MICHAEL GOODMAN and ASHLEY GOODMAN for Building No. 531, located at 3575 Marquette Avenue (Residence).

Staff recommends approval of Lease No. 2008-12 with MICHAEL GOODMAN and ASHLEY GOODMAN for Building No. 531, located at 3575 Marquette Avenue (Residence). The lease shall have a two (2) year term, commencing on April 1, 2008. The annual rental rate is \$13,800.00; the monthly payment is \$1,150.00.

- D. Consider approval of Addendum B to Lease No. 2006-05 with PINE TRADITIONS, INC. for Building No. 6, located at 2739 Navigator Avenue (Warehouse/Office).

Staff recommends approval of Addendum B to Lease No. 2006-05 with PINE TRADITIONS, INC. for Building No. 6, located at 2739 Navigator Avenue (Warehouse/Office). Addendum B extends the lease term for one (1) additional year, effective June 1, 2008. The building consists of 4,480 square feet, at \$4.38 per square foot. The annual rental rate is \$19,622.40; the monthly payment is \$1,635.20 exclusive of taxes.

- E. Consider approval of Addendum B to Lease No. 2006-04 with PINE TRADITIONS, INC. for Building No. 407, located at 1211 26th Place (Warehouse/Office).

Staff recommends approval of Addendum B to Lease No. 2006-04 with PINE TRADITIONS, INC. for Building No. 407, located at 1211 26th Place (Warehouse/Office). Addendum B extends the lease term for one (1) additional year, effective April 1, 2008. The building consists of 8,750 square feet, at \$4.53 per square foot. The annual rental rate is \$39,637.50; the monthly payment is \$3,303.13 exclusive of taxes.

- F. Consider approval of Lease No. 2008-16 with JEANANN SMITH for Building No. 302, located at 2836 Aileron Circle (Residence).

Staff recommends approval of Lease No. 2008-16 with JEANANN SMITH for Building No. 302, located at 2836 Aileron Circle (Residence). The lease shall have a one (1) year term, commencing on April 11, 2008. The annual rental rate is \$9,600.00; the monthly payment is \$800.00.

- G. Consider approval of Lease No. 2008-14 with HAROLD CHAIRS for the property located at 3361 S.R. 46 East (residential – land acquisition program leaseback).

Staff recommends approval of Lease No. 2008-14 with HAROLD CHAIRS for the property located at 3361 S.R. 46 East (residential – land acquisition program leaseback). The lease term is for one hundred twenty (120) days at no charge, effective March 17, 2008, and ending July 14, 2008.

Note: This property was purchased with funding from FAA Grant No. 3-12-0069-051-2006, for acquisition of land in noise sensitive areas located within the 65 DNL.

Motion by Board Member Miller, seconded by Board Member Gibson to approve Consent Agenda Items A through F, and add-on Consent Agenda Item G.

Motion passed.

Chairman Longstaff signed Lease No. 2008-17 with Capital Cargo International Airlines, Inc. for Building No. 145, approved during the previous meeting under President Dale's report.

10. DISCUSSION AGENDA

- A. Consider approval of upcoming FAA-AIP entitlement grant for multiple projects.

In the very near future, the FAA's Airports District Office will issue Sanford Airport Authority's FY 2008 entitlement grant consisting of the following projects:

Expand East Terminal Ramp – Phase 3	\$ 1,764,249.00
Prepare BCA for RW 9L-27R Extension	\$ 93,810.00
Prepare EA for RW 9L-27R Extension	\$ 327,843.00
Overlay RW 9L-27R (9,600'x150')	\$ 533,900.00
Rehabilitate Taxiway R & C Lighting System (Design Only)	\$ 113,050.00
Cameron Avenue Security Gates & Cameras	\$ 74,002.00
	\$ 2,906,854.00

SAA's annual entitlements are usually near \$4 million, but because all of this year's FAA funding has not been fully authorized, only 74.16% of the FY 2008 entitlement funding is available right now. The balance should be available towards the end of this fiscal year. To expedite the execution of this grant, staff recommends approval and

acceptance of the grant, so that it can be processed and executed when it arrives in mid May.

Motion by Board Member Williams, seconded by Board Member Eckstein, to approve and accept the FAA-AIP entitlement grant for multiple projects in the amount of \$2,906,854.00.

Motion passed.

B. Consider approval of \$2.5 million discretionary grant for land acquisition.

Advance notice was given to the Authority that a discretionary grant would be received, for the purchase of land for noise mitigation.

Motion by Board Member Eckstein, seconded by Board Member Gibson, to approve and accept \$2.5 million discretionary grant for land acquisition.

Motion passed.

11. COMMENTS FROM THE PUBLIC

None

12. OTHER BUSINESS

None

13. REMINDER OF NEXT BOARD MEETING (TUESDAY, JUNE 3, 2008)

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:11 p.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

April 15, 2008

Via email: 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 (April 20, 2008) 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 May meeting on Tuesday, May 6, 2008, at 3:00 p.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. Muñiz-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. Muñiz-Olson
Executive Assistant

PUBLIC NOTICE

BOARD MEETING

The regular meeting of the Sanford Airport Authority will be held on Tuesday, May 6, 2008, at 3:00 p.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, May 13, 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, May 13, 2008, at 10:30 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 May has been cancelled. 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) 585-4002.

Larry A. Dale
President & CEO