

**MINUTES OF THE REGULAR MEETING OF THE
SANFORD AIRPORT AUTHORITY
TUESDAY, JUNE 5, 2007**

PRESENT: G. Geoffrey Longstaff, Chairman
Clyde H. Robertson, Jr., Vice Chairman
Tim Donihi, Secretary/Treasurer
David L. Cattell
Whitey Eckstein
William R. Miller
Brindley B. Pieters
John A. Williams
Comm. Bob Dallari, County Liaison
Scott A. Glass, Airport Counsel

ABSENT: 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: Chris Albertson
Doug DiCarlo
David Doudney
Larry Gouldthorpe, OSI
Krysty Kress, S.E. Ramp Development
Doug Norman, HTA
D'Anne Mica
Bill McGrew, PBS&J
Sabrina O'Bryan, Seminole County
Stan Poloski
Jack Reynolds, JRA, Inc.
Sandeep Singh, AVCON
Kevin Spolski, Spolski Construction
Ernest Stallings
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 REGULAR MEETING HELD ON TUESDAY, MAY 1, 2007.

Motion by Secretary/Treasurer Donihi, seconded by Board Member Gibson, to approve the minutes from the regular meeting held on Tuesday, May 1, 2007.

Motion passed.

4. PRESIDENT'S REPORT

President Dale reported on the following:

- A. International Terminal Ramp Expansion – Project has been completed ahead of schedule and on budget. Walk-through went well; grant should be closed soon.
- B. Extension of Runway 9R-27L – The authority has entered into a contract with Hewitt Contractors. There are a few delays regarding the purchase of properties/land; however, it will not affect the starting of the cul-de-sacs. Signs for the road closures will be placed 30 days in advance.
- C. S.E. Ramp Development – Doing very well.
- D. 84-Lumber – Job has started.
- E. Delta Connection Academy – Demolition has started.
- F. Hotel – The parameters of the lease agreement have not been met. Mr. Hooda will meet with the Authority to discuss these issues.
- G. Attorneys' Fees – Discussion of attorneys' fees. Board Member Eckstein noticed the billing mistakes from previous invoices had not been corrected. Chairman Longstaff asked for the mistakes to be corrected and an update provided during the next board meeting.
- H. Tenant issues – John Polk, Jr., owner of Baggit, Inc. would like to be released from Lease No. 2003-36 with the Sanford Airport Authority for Building 515-2. Mr. Polk's wife is suffering from cancer, and he plans to downsize the business in order to care for her. An adjacent tenant is interested in renting the unit.

Motion by Secretary/Treasurer Donihi, seconded by Board Member Williams, to cancel Lease No. 2003-36 with Baggit, Inc. Motion passed.

- I. FAA Annual Part 139 Certification Inspection – No write-ups or discrepancies were found. The inspector had some minor written recommendations (repaint marks, small sign issues, etc.). He was very impressed overall with the airport, and hopes the airport keeps doing what it has been doing in the past.
- J. Vanguard Car Rental Group, Inc. agreement - Enterprise entering into an agreement to purchase Vanguard Car Rental Group, Inc. Counsel has reviewed the document. However, Counsel wondered who the affiliate was and what the relationship is to Enterprise. Motion by Board Member Miller, seconded by Board Member William, to sign Vanguard Car Rental Group, Inc. Stock Purchase Agreement, subject to confirming affiliate. Motion passed.
- K. FAC Conference – The airport will be co-hosting the FAC Conference with Orlando International Airport. Board members should confirm their attendance with Diana M. Muñoz-Olson. The Sanford Airport Authority and the Central Florida Zoo will co-host a day at the Zoo for the Junior Delegate Program from the FAC Conference. Delegates will have a free visit to the zoo, inclusive of lunch.
- L. Daytona Chamber Business Expo and Sanford Chamber Business Expo – The Sanford Airport Authority served as a sponsor in both events. Diane Crews, Jeannie Bajnok, Diana M. Muñoz-Olson, and Angel Nieves with SAA represented the airport at the Sanford Chamber Business Expo on May 12, 2007.
- M. Budget Session – It was determined the budget work session will be held on Wednesday, June 27, 2007 at 2:00 p.m.
- N. Limit of terms – Discussion of term limits set by the City Commission. Board Member Eckstein stated a lot of people are affected by this decision. He had trouble finding good people to volunteer; it was a “labor of love.”
- O. Parking Garage – Completion is down to a few items. There are some gaps with filler, which can be a safety issue. A certificate of completion will not be issued until issues are resolved. The escalators/elevators failed inspections; gaps on the side of the escalators have to be trimmed. President Dale was forced to issue a “stop work order.” While issuing the order, President Dale realized the workers did not speak English. It was later determined they were illegal aliens. President Dale cautioned Spencer Weaver on hiring illegal aliens. Board Member Pieters stated the airport couldn’t continue with this, some action needed to be taken. Board Member Miller stated there is a consistent pattern of failing to perform within the specifications. The airport has tolerated the situation long enough, and needs to make a definite decision. Motion by Board Member Miller, seconded by Secretary/Treasurer Donihi, authorizing President

Dale, with the advice of Counsel, to do whatever he deems necessary to expedite the Parking Garage construction. Motion passed.

5. TBI REPORT

TBI President Larry Gouldthorpe reported on the following:

A. Monthly Statistics for May 2007

- i. UK traffic total
May 2007 – **79,363** passengers
- ii. International traffic total
May 2007 – **83,183** passengers
- iii. Domestic traffic total
May 2007 – **62,088** passengers
- iv. Percentage
There was no increase in UK traffic compared to May 2006. Domestic traffic is up 12% compared to May 2006. International traffic is down 9% from May 2006. Total traffic is down 1% compared to May 2006. Year to date passenger count is up 17% compared to same time last year. Transit stops account for 520 passengers in the month of May.

B. Airlines/Tour Operators Update

- i. Allegiant – Mr. Gouldthorpe expects Allegiant's growth to continue during the summer. Flights to three new cities, Wichita, KS; Greensboro, NC; Tri-Cities, TN, started in May. Flights to Gulfport-Biloxi, MS will start June 1, 2007.
- ii. International flights – UK traffic is expected to stay down during the summer, due in part because the Central Florida vacation is an expensive one, in comparison to other lower cost alternatives.

C. Miscellaneous Updates

- i. FTZ fuel – Mr. Gouldthorpe discussed the airport's fuel supply and consumption. Chairman Longstaff requested to have a presentation discussing this issue for the board.
- ii. Sky Bus Airlines – Sky Bus Airlines launched its service out of Columbus, OH on May 20, 2007. They are under discussions with OSI; however, no arrangements have been made between OSI and the airline.

- iii. FAC Conference – Mr. Gouldthorpe wanted to remind the board of OSI's party to take place on July 8, 2007.

6. COUNSEL'S REPORT

None

7. LIAISON REPORTS

City of Sanford

None

Seminole County

Commissioner Dallari mentioned they are waiting on the State to decide what they want to do with the budget.

8. CHAIRMAN'S REPORT

Chairman Longstaff wanted to remind the Board that President Dale's annual review will be discussed in July. On August the scores will be reviewed, and a decision will be made during the September meeting.

9. CONSENT AGENDA

- A. 1. Consider approval of Lease No. 2007-17 with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC for Building No. 318, located at 1650 Hangar Road (Warehouse/Office).
 2. Consider approval to cancel Lease No. 2005-13 with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC for Building No. 317, located at 1690 Hangar Road (Warehouse/Office). Tenant has relocated to Building No. 318.
 3. Consider approval of Lease No. 2007-19 with PRO4 AVIATION, LLC for Building No. 317, located at 1690 Hangar Road (Warehouse/Office).
1. Staff recommends approval of the following lease with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC:

- a. Lease No. 2007-17 with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC for Building No. 318, located at 1650 Hangar Road (Warehouse/Office). The lease shall have a term of one (1) year and eleven (11) days, commencing on May 21, 2007. The building consists of 1,020 square feet, at \$9.059 per square foot. The annual rental rate is \$9,240.00; the monthly payment is \$770.00 exclusive of taxes.
 2. Staff recommends termination of the following lease with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC:
 - a. Lease No. 2005-13 with FLUGFELAGID ATLANTA HF d/b/a AIR ATLANTA ICELANDIC for Building No. 317, located at 1690 Hangar Road (Warehouse/Office). Addendum A extended the lease for an additional one (1) year term, commencing on July 1, 2006, and ending June 30, 2007.
 3. Staff recommends approval of the following lease with PRO4 AVIATION, LLC:
 - a. Lease No. 2007-19 with PRO4 AVIATION, LLC for Building No. 317, located at 1690 Hangar Road (Warehouse/Office). The lease shall have a one (1) year term, commencing on May 1, 2007. The building consists of 1,020 square feet, at \$5.25 per square foot. The annual rental rate is \$5,355.00; the monthly payment is \$446.25 exclusive of taxes.
- B. Consider approval of Lease No. 2007-14 with ALLEGIANT AIR, LLC for Building No. 502-3, located at 2923 Carrier Avenue (Warehouse/Office).

Staff recommends approval of Lease No. 2007-14 with ALLEGIANT AIR, LLC for Building No. 502-3, located at 2923 Carrier Avenue (Warehouse/Office). The lease shall have a term of one (1) year and fifteen (15) days, commencing on May 16, 2007. The building consists of 280 square feet, at \$17.14 per square foot. The annual rental rate is \$4,800.00; the monthly payment is \$400.00 exclusive of taxes.

- C. Consider approval of Addendum A to Lease No. 2006-37 with ALLEGIANT AIR, LLC for Building No. 502-4, located at 2919 Carrier Avenue (Warehouse/Office).

Staff recommends approval of Addendum A to Lease No. 2006-37 with ALLEGIANT AIR, LLC for Building No. 502-4, located at 2919 Carrier Avenue (Warehouse/Office). Addendum A extends the lease term for one (1) additional year, effective June 1, 2007. The building consists of 280 square feet, at \$17.14 per square foot. The annual rental rate is \$4,800.00; the monthly payment is \$400.00 exclusive of taxes.

- D. Consider approval of Lease No. 2007-15 with ALLEGIANT AIR, LLC for Building No. 502-6, located at 2909 Carrier Avenue (Warehouse/Office).

Staff recommends approval of Lease No. 2007-15 with ALLEGIANT AIR, LLC for Building No. 502-6, located at 2909 Carrier Avenue (Warehouse/Office). The lease shall have a term of one (1) year and fifteen (15) days, commencing on May 16, 2007. The building consists of 280 square feet, at \$17.14 per square foot. The annual rental rate is \$4,800.00; the monthly payment is \$400.00 exclusive of taxes.

- E. Consider approval of Lease No. 2007-16 with AVION JET CENTER, LLC for Building No. 436, located at 1930 E. Airport Blvd. (Hangar/Office).

Staff recommends approval of Lease No. 2007-16 with AVION JET CENTER, LLC for Building No. 436, located at 1930 E. Airport Blvd. (Hangar/Office). The lease shall have a term of three (3) years and seventeen days, commencing on May 15, 2007. The building consists of 4,900 square feet of hangar and 900 square feet of office space, at \$7.75 per square foot for the first year. The annual rental rate for the first year is \$44,950.00; the monthly payment is \$3,745.83 exclusive of taxes.

- F. Consider approval of Lease No. 2007-06 with ROY HAYES for 27.82 acres of land, located on the southwest corner of the intersection of Beardall Avenue and State Road 46 (Grazing land).

Staff recommends approval of Lease No. 2007-06 with ROY HAYES for 27.82 acres of land, located on the southwest corner of the intersection of Beardall Avenue and State Road 46 (Grazing land). The lease shall have a month-to-month term, commencing on April 13, 2007. The annual rental rate is \$200.00; the monthly payment is \$16.67 exclusive of taxes.

- G. Consider approval of Lease No. 2007-12 with KATCO DISTRIBUTORS, INC. for Building No. 515-5, located at 2824 Mellonville Avenue (Warehouse/Office).

Staff recommends approval of Lease No. 2007-12 with KATCO DISTRIBUTORS, INC. for Building No. 515-5, located at 2824 Mellonville Avenue (Warehouse/Office). The lease shall have a term of one (1) year and eighteen (18) days, commencing on May 14, 2007. The building consists of 1,500 square feet, at \$6.50 per square foot. The annual rental rate is \$9,750.00; the monthly payment is \$812.50 exclusive of taxes.

- H. 1. Consider approval to cancel Lease No. 2006-18 with DELTA CONNECTION ACADEMY for Building No. 298-N, located at 3105 Rudder Circle (Residential). Delta Connection Academy has requested to be released from the lease to allow the lease to be placed in the name of the resident, who is Delta Connection Academy's student.
- 2. Consider approval of Lease No. 2007-11 with CHUCK T. MATZENBACHER for Building No. 298-N, located at 3105 Rudder Circle (Residential).
- 1. Staff recommends termination of the following lease with DELTA CONNECTION ACADEMY for Building No. 298-N, effective April 30, 2007:
 - a. Lease No. Lease No. 2006-18 with DELTA CONNECTION ACADEMY for Building No. 298-N, located at 3105 Rudder Circle (Residential). The lease had an initial one (1) year term, commencing on July 1, 2006, and ending June 30, 2007.
- 2. Staff recommends approval of the following lease with CHUCK T. MATZENBACHER:

- a. Lease No. 2007-11 with CHUCK T. MATZENBACHER for Building No. 298-N, located at 3105 Rudder Circle (Residential). The lease shall have a one (1) year term, commencing on May 1, 2007. The annual rental rate is \$9,000.00; the monthly payment is \$750.00 exclusive of taxes.

- I. Consider approval of Lease No. 2007-20 with DOUGLAS WHEELER for Building No. 301, located at 2822 Aileron Circle (Residential).

Staff recommends approval of Lease No. 2007-20 with DOUGLAS WHEELER for Building No. 301, located at 2822 Aileron Circle (Residential). The lease shall have a one (1) year term, commencing on July 1, 2007. The annual rental rate is \$9,600.00; the monthly payment is \$800.00 exclusive of taxes.

- J. Consider approval of Supplemental Joint Participation Agreement (SJPA) Number 1 - 248125 1 84 01 titled: Planning, Environmental Assessments, Engineering & Design of Extension of Runway 9R-27L and Taxiway Sierra (now to include Construction and ILS).

This SJPA is to provide FDOT funds to cover one-half of the non-federal share of expenses. The grant increase is for \$240,919.00 and brings the total FDOT commitment on this project to \$296,748.00.

Staff recommends approval of renewal of Supplemental Joint Participation Agreement (SJPA) Number 1 - 248125 1 84 01 and Resolution Number 2007-07; and the acceptance of the additional FDOT grant funds.

- K. Consider approval of 800 MHz Rebanding Interlocal Agreement.

Interlocal Agreement between the Sanford Airport Authority and Seminole County, for the purpose of the 800 MHz Rebanding Program. Rebanding is an FCC Funded mandate (Report and Order) that was adopted on July 8, 2004 for "Improving Public Safety Communications in the 800 MHz Band."

Staff recommends approval of Interlocal Agreement between the Sanford Airport Authority and Seminole County for coordination of responsibilities relating to rebanding of the 800 MHz public safety/emergency radio communications system.

Motion by Secretary/Treasurer Donihi, seconded by Board Member Roberston, to approve the Consent Agenda Items A through K.

Motion passed.

10. DISCUSSION AGENDA

- A. Consider approval of the following:

1. Revised proposal for construction of a 22,000 square foot General Aviation Hangar at northeast corner of Mellonville Avenue and East 26th Place;
2. Increase in FDOT Grant from \$400,000 to \$500,000;
3. Award of bid to lowest responsive bidder.

On December 6, 2005, the SAA approved and accepted a Joint Participation Agreement (JPA) with FDOT for \$400,000 in grant funding for the proposed construction of a 10,000 square foot general aviation hangar. The SAA would be responsible for coming up with the local matching share of \$400,000.

On September 5, 2006, the SAA approved the construction of a 22,000 square foot hangar with the aforementioned grant funding, at a projected cost of \$950,000, and to develop a lease with Aeronautical Restoration & Maintenance, Facility, LLC (ARMF). Again, FDOT would pay for \$400,000 and the SAA would be responsible for the balance of \$450,000. Unfortunately, the bid process was delayed due to the discovery of unforeseen underground conditions that necessitated extensive coordination with the City and architect to complete the building plans. Subsequently, the project was advertised for bid on April 22, 2007, with a bid opening held on May 10, 2007, resulting in the following bid tabulation:

C.E.M. Enterprises, Inc.	\$1,569,216.00
Aagaard-McNary Construction, Inc.	\$1,699,800.00
Spolski Construction, Inc.	\$1,297,000.00

As the lowest responsive bidder, Spolski Construction's bid of \$1,297,000.00 exceeds the originally anticipated amount of \$950,000.00. However, FDOT has now increased the original grant funding to \$500,000, leaving approximately \$800,000 to be funded by the SAA. The monthly cost to finance \$800,000 at 7% interest for 20 years is \$6202.39; the lease with ARMF is for 20 years, at a monthly lease rate of \$10,789.16.

Staff recommends approval of the following:

1. Revised proposal for construction of a 22,000 square foot General Aviation Hangar at the northeast corner of Mellonville Avenue and East 26th Place;
2. Increase in FDOT Grant from \$400,000 to \$500,000;
3. Award of bid to Spolski Construction, Inc. as the lowest responsive bidder in the amount of \$1,297,000.00.

Motion by Board Member Eckstein, seconded by Secretary/Treasurer Donihi, to approved the revised proposal for construction of a 22,000 square foot General Aviation Hangar at the northeast corner of Mellonville Avenue and East 26th Place; increase in FDOT Grant from \$400,000 to \$500,000; award of bid to Spolski Construction, Inc. as the lowest responsive bidder in the amount of \$1,297,000.00.

Motion passed.

11. OTHER BUSINESS

None

12. COMMENTS FROM THE PUBLIC

None

13. REMINDER OF BUDGET SESSION (WEDNESDAY, JUNE 27, 2007)

REMINDER OF NEXT BOARD MEETING (TUESDAY, JULY 3, 2007)

14. ADJOURNMENT

There being no further business, the regular meeting was adjourned after the executive session at 10:17 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

May 29, 2007

Via email: legals@mysanfordherald.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 (June 3, 2007) 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 June meeting on Tuesday, June 5, 2007, 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. 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, June 5, 2007, 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 will be held on Tuesday, June 12, 2007, 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, June 12, 2007, 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) meetings are conducted on the first Wednesday of each month unless otherwise posted. The next meeting will be held on Wednesday, June 6, 2007, 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) 585-4002.

Larry A. Dale
President & CEO