

Sebring Airport Authority

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"The center of everything"



Erik Treudt – Airport Manager

Erik Treudt, Airport Manager came to the Sebring Airport Authority in October, 2006 from Chicago, Illinois where he worked for the Chicago O'Hare International Airport (KORD) as Supervisor of Airport Operations for United Airlines.



As Airport Manager, Erik is responsible for the operation of the airport, the fixed base operations center and all projects relating to the airport property.

Erik graduated in 1997 from Embry-Riddle Aeronautical University with a Bachelor of Science Degree in Aviation Business Administration and is currently working on his thesis for his Masters of Business Administration. He has worked in operations for two legacy carriers since 1999.

Married in 2004 to Beth, he is a proud husband and father and focuses his free time on his children Shane age 11 and Hailey age 2.

In asking him what the best part of his job is, he smiles from ear to ear and says, "the people". "I love them all! They are my extended family"

BREAKFAST FLY-IN

On Saturday, September 22, 2007 from 7:30 a.m. until 11:30 a.m., the Sebring Regional Airport will be hosting a Breakfast FLY-In to benefit "Big Brothers Big Sisters Of the Suncoast". The event will also showcase our new T-Hangars and recent Airport projects.

Please come out and enjoy a good hearty breakfast featuring, eggs, pancakes, bacon, sausage, and Florida orange juice.



Breakfast FLY-In to benefit "Big Brothers Big Sisters Of the Suncoast".

Special thanks to our sponsors:

- Amvets Post 21
 - Amvets Women's Auxiliary
 - CC Supplies
 - Winn Dixie Supermarket
 - Sweet Bay Market Supermarket
 - Hobby Hill Florists
 - Kahn Grove Service Company
 - McLaine's Country Garden
 - Sebring Flight Center
 - Sebring Airport Authority
- Donations of \$4.00 will be appreciated.

Sebring Airport Authority

September 20, 2007
Board Update

PLANE NEWS & VIEWS

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"History suggests that Capitalism is a necessary condition for political freedom."

Milton Friedman

"Only some people get what they want. Those are the people who show up to get it".

Dianne Houston, Take The Lead, 2006

Hometown Democracy

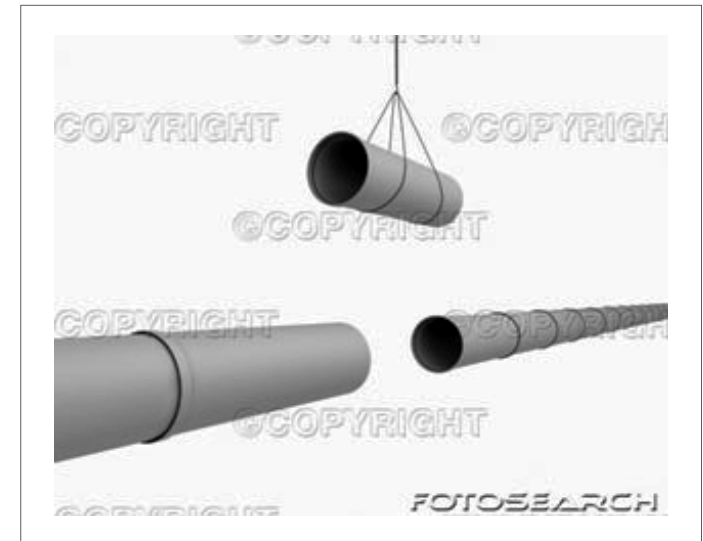
Despite recent changes that require voter approval to alter the Florida Constitution, another irresponsible amendment is being promoted by extreme special interests. The so-called "Hometown Democracy" amendment, a state-wide "Vote on Everything" initiative, would imperil Florida's prosperity and quality of life.

Tom Pelham, Secretary of the Florida DCA, wrote an excellent 'My View' piece in the Tallahassee Democrat; please see page 3...MW

Strand vs. Escambia County

This article addresses the effect and impact of the recent Florida Supreme Court decision in Strand vs. Escambia County on community redevelopment agencies in Florida and the use of increment revenue financing.

Escambia County established an improvement district by ordinance for capital projects on Perdido Key, in the unincorporated area of the county. To fund the cost of the projects, Escambia created a trust fund and authorized the use of Tax Increment Financing. The district, the trust fund and the increment revenue program were not established pursuant to Part III, Chapter 163, Florida Statutes (the "CRA Act"), but pursuant to Escambia's home rule powers. Escambia also adopted a resolution authorizing the issuance of bonds for the district, for the purpose of financing a four-lane road-widening project in the district, to improve economic development and alleviate traffic congestion. Escambia is to appropriate by February 1st of each year an amount equal to the incremental increase in tax revenues and deposit such appropriated funds in the trust fund. The money in the trust fund is pledged to the repayment of the bonds. If the increment revenues deposited in the trust fund are insufficient for payment of debt service on the bonds, then Escambia will budget and appropriate from legally available non-ad



The CRA's assistance to projects like the Gas Pipe may be doubtful in the future.

valorem sources an amount to make up the difference.

Escambia filed an action in circuit court to validate the bonds. The state filed an answer and Strand intervened as a resident and taxpayer of Escambia. The circuit court entered a final judgment validating the bonds and found Escambia could issue the bonds without first obtaining approval of the electors in a referendum. Strand appealed to the Florida Supreme Court.

The Florida Supreme Court in its decision released on September 6, 2007 reversed the trial court's final judgment. The opinion states that the Court holds that the phrase "payable from ad valorem taxation" as used in Article

VII, Section 12 of the Florida Constitution, refers not only to the pledge of the taxing authority but also to the pledge of ad valorem tax revenues. The Court further found that because tax increment financing pledges funds derived from ad valorem tax revenues, bonds that rely on TIF are bonds payable from ad valorem taxation. The Court said that "in order to pledge tax increments for the repayment of ... bonds, approval of the electorate by referendum must be obtained."

Escambia County's has filed a motion for a rehearing and/or clarification. We will keep you apprised.

T-COMMERCIAL HANGAR PROJECTS COMPLETED

All punch list items have been completed, and a Final Inspection was conducted on August 17, 2007, with representatives from LCobb Construction, Sebring Airport Authority, and PBS&J present. LCobb Construction has submitted all required closeout documentation. At this time, PBS&J is recommending final acceptance of the T/ Commercial Hangars - Phase III.



Commercial Hangars

NEW ACCESS CONTROL FENCING PROJECT

Construction continues on the perimeter Security Fencing. Approximately 60% of the construction is complete. This includes the site work, installation of black coated chain link fencing, and most of the cattle fencing. The Contractor is anticipating completion of the remaining work items in early October.

This would put the project approximately three weeks ahead of schedule.



Project 60% completed

FOUR POINTS EXPANDS!

The Four Points has broken ground on a \$7,000,000 plus expansion project that will replace a temporary ballroom with a facility that will seat over 400 people in comfort. Meeting space for large groups in the heartland area is at a premium and this project will certainly help fill this void. State of the art audio/visual and presentation equipment will also be integrated into the addition.

Forty-two new rooms and suites will also be added enabling the property to be competitive in attracting larger groups and events.

Reinhard Haubner, General Manager of the property, expects to have the addition completed in February of 08.



Four Points adding Ballroom and 34 new rooms/suites!

“As the number of based aircraft increases, The Airport’s priority in competition for FAA grants increases proportionally”.

HOMETOWN DEMOCRACY *

Hometown democracy or hometown chaos? Corrupt developer-controlled local officials versus anti-growth zealots?

The rhetoric and name-calling are escalating from both sides in the debate over a proposal to amend the Florida Constitution to require voter approval of every local comprehensive plan amendment. Unfortunately, the Draconian nature of the proposal and the extreme reaction from some opponents is obscuring a real problem.

State-mandated local comprehensive plans are the "constitution" for land use; they govern local decisions about when, where and how development may occur. These plans must cover a planning horizon of at least 10 years, but they may be amended as provided in the state's Growth Management Act.

According to the sponsors of Hometown Democracy, local plans are being amended much too frequently, and usually at the behest of developers. Thus, they argue that local plans are not controlling growth and that citizens cannot effectively participate in the amendment process.

The Hometown Democracy campaign has called attention to a serious problem: growing citizen dissatisfaction with the local planning process and especially the frequency of plan amendments.

Originally, the Growth Management Act allowed local plans to be amended only two times each year. Subsequently, however, the Legislature has enacted 32 exceptions to the twice-a-year limitation. Additionally, many local governments have developed a habit of considering and adopting dozens of plan amendments every six months. For example, in 2005 alone, Florida's local governments adopted over 8,000 plan amendments.

Local plans must be subject to amendment to respond to changed conditions, but plan amendments have become the rule rather than the exception.

As a result, the local plan is constantly changing, offers little stability or predictability, and has diminished credibility with the public. Instead of the 10- or 20-year visions they were supposed to represent, local comprehensive plans are in danger of becoming little more than six-month suggestions.

It is not surprising that many citizens have lost faith in the ability of local comprehensive plans to control growth and development.

To this very real problem, Hometown Democracy offers an extreme, impractical solution. It would require a public referendum on every plan amendment, no matter how small or insignificant.

The requirement would encompass not only amendments that seek to change the fundamental policies of a local plan, but also changes - large and small - to the future land-use map, to the permissible uses on a specific parcel of land and even to amendments to correct scrivener's errors.

The citizens of Florida have the power to give themselves the right to vote on every proposed local comprehensive plan amendment. But do we really want or need this right?

Do we want to subject ourselves and our local governments to the considerable expense of frequent special or general elections on plan amendments? Do we want the entire electorate of a county to decide in an election whether a gas station should be allowed on a quarter-acre plot of land at a particular intersection?

Do we want to require a referendum vote on proposed amendments to increase protection of environmentally sensitive lands? Do we want to delay the adoption of plan amendments that are necessary for important public projects?

Do we want to establish a system in which only the wealthy can afford to apply for and wage an election campaign in favor of a proposed plan amendment?

These questions suggest just how disruptive the Hometown Democracy proposal will be if it is amended into the Florida Constitution. The Draconian nature of the Hometown Democracy proposal should not blind us to the problem it seeks to cure. Rather than denying the problem and demonizing the proponents of the proposal, elected officials at the state and local level, as well as landowners, developers and other citizens, should acknowledge and seek workable solutions to the problem.

There are more measured and practical solutions than the meat ax wielded by Hometown Democracy. First, the state and local governments could limit the frequency of plan amendments. The Legislature could begin by repealing some or all of the 32 exceptions to the current twice-a-year limitation. Limitations could also be placed on the frequency of certain types of amendments, especially those that alter the fundamental policies of the local plan.

Another way to discourage the frequency of plan amendments would be to require an extra-majority vote for some types of plan amendments. After all, Florida voters recently decided that a 60-percent majority vote should be required to amend the Florida Constitution. Perhaps a similar requirement would restore some dignity to the local comprehensive plan.

Regarding the use of referendums, state and local governments could limit their use to certain kinds of amendments. For example, only amendments that change an urban growth boundary or that are necessary for the approval of large publicly financed projects such as airports would be subject to referendum approval.

These approaches are not without controversy, but they are more practical than requiring voter approval of all plan amendments. More importantly, the adoption of such measures may persuade voters that Hometown Democracy is no longer needed because state and local officials have solved the problem in a more responsible manner.

* This article ran in the 9-14-07 edition of the Tallahassee Democrat and was written by Tom Pelham, Secretary of the DCA .