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2
3 ST. JOHNS AIRPORT AUTHORITY
4 Regular Meeting
5 held in The Conference Center, Meeting Room B
6 4730 Casa Cola Way
7 St. Augustine, Florida
8 on Monday, June 26, 2023
9 from 4:00 p.m. to 6:05 p.m.

10 *****

11 BOARD MEMBERS PRESENT:

12 ROBERT OLSON, CHAIRMAN
13 REBA LUDLOW
14 DENNIS CLARKE, TREASURER
15 MICHELLE CASH-CHAPMAN
16 JENNIFER LIOTTA

17 *****

18 ALSO PRESENT:

19 JEREMIAH R. BLOCKER, Esquire, Douglas Law Firm,
20 100 Southpark Boulevard, Suite 414, St. Augustine,
21 Florida, 32086, General Counsel for Airport Authority.

22 *****

23 MELISSA SCHROEDER, RPR
24 St. Augustine Court Reporters
25 17 Pacific Street, Suite B
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1 CHAIRMAN OLSON: Calling to order the
2 June 26th meeting of the Airport Authority.
3 Please stand for the Pledge.
4 (Pledge of Allegiance.)

5 CHAIRMAN OLSON: Okay. I just turned my mike
6 on. I hope I'm working.

7 So we have a housekeeping matter that I want
8 to get off of our to-do list right away first.
9 It's a scheduling thing. Our general counsel,
10 based on recent conversations or meetings that have
11 been held since the last board meeting, is
12 recommending an exec session relative to the
13 Part 16 litigation. I think it'd be ideal for
14 things to move along for that exec session to
15 happen prior to the June [sic] 10th meeting.
16 And -- but we have a notice period and we have a
17 national holiday. So the dates that seem to look
18 best to try to get that meeting done are July 5th,
19 6th, and 7th.

20 How does that look for the people that will be
21 involved in that one?

22 MR. CLARKE: I'll be traveling on the 6th.

23 CHAIRMAN OLSON: So you're out --

24 MR. CLARKE: Until the 17th, correct.

25 CHAIRMAN OLSON: So the 5th is good for you?

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1 MR. CLARKE: Correct.
2 CHAIRMAN OLSON: Others?
3 MS. LUDLOW: 5th is good for me.
4 CHAIRMAN OLSON: 5th is good?
5 MS. CASH-CHAPMAN: 5th is good for me as well.
6 CHAIRMAN OLSON: Oh, that's right, not.
7 5th is good for you?
8 MR. BLOCKER: Whatever the pleasure of the
9 board is.

10 CHAIRMAN OLSON: Okay. And you were saying
11 you thought it might -- we might need to block out
12 a good amount of time for that meeting?

13 MR. BLOCKER: That's -- that's -- that's
14 correct, yes, sir. And I would just get with
15 Miss Cindy to make sure, you know, we coordinate
16 it. We need to make sure we get the notice out in
17 time, and -- and based on travel, we might need to
18 do it through a Teams meeting or some way to make
19 sure it's recorded and -- so --

20 CHAIRMAN OLSON: Right. And we need to
21 confirm Mr. Roberts for it and Mr. Margolin also.

22 MR. BLOCKER: And Mr. Harvey as well.

23 CHAIRMAN OLSON: Oh, yes, of course.

24 So the 5th.

25 MS. HOLLINGSWORTH: What time?

1 MS. LUDLOW: 4:00.
 2 MS. CASH-CHAPMAN: I think we should do it
 3 earlier --
 4 CHAIRMAN OLSON: Yeah.
 5 MS. CASH-CHAPMAN: -- if we're going to need a
 6 significant amount of time.
 7 CHAIRMAN OLSON: How about a morning meeting?
 8 Like start at 9:00?
 9 MS. LUDLOW: What kind of meeting is this?
 10 MS. CASH-CHAPMAN: This is --
 11 CHAIRMAN OLSON: An exec -- what's -- what is
 12 commonly called in these parts a shade meeting.
 13 MS. LUDLOW: Oh, okay. Shade meeting. Okay.
 14 CHAIRMAN OLSON: Although, that's not a term
 15 used in the state statute, I've noticed.
 16 MS. LUDLOW: Okay. Well, I know what you
 17 mean.
 18 CHAIRMAN OLSON: Okay. 9:00 a.m.?
 19 MS. LUDLOW: I'll do whatever. Oh, dear,
 20 9:00?
 21 MS. CASH-CHAPMAN: Sorry.
 22 CHAIRMAN OLSON: Well, I was going to say
 23 earlier -- earlier.
 24 MS. LUDLOW: I was going to say later.
 25 CHAIRMAN OLSON: There's a coffee stop on the

1 way. I know --
 2 MS. LUDLOW: You promised last time.
 3 CHAIRMAN OLSON: Well, no, there's -- there's
 4 a -- there's several stops you can make for coffee
 5 on the way.
 6 MS. LUDLOW: Oh, I can make?
 7 CHAIRMAN OLSON: Okay. So we'll work towards
 8 that --
 9 MS. LUDLOW: Whatever you all --
 10 CHAIRMAN OLSON: -- 9:00 a.m. on July 5th.
 11 MS. HOLLINGSWORTH: July 5th at the admin
 12 office or here?
 13 CHAIRMAN OLSON: At the admin office
 14 conference room because we may need to do some of
 15 the connections electronically --
 16 MS. HOLLINGSWORTH: Okay.
 17 CHAIRMAN OLSON: -- and we've got that
 18 wonderful setup in the conference room for that.
 19 Okay. So we've done -- done with that.
 20 MEETING MINUTES
 21 CHAIRMAN OLSON: Meeting minutes. It's taking
 22 a long time to go through those meetings, three and
 23 a half hours. Does it look correct -- does it look
 24 like it correctly reports on what was said at that
 25 meeting? Any -- any corrections on that?

1 MS. LUDLOW: I read them entirely, and I would
 2 vote that they leave them as is.
 3 CHAIRMAN OLSON: Okay. Mr. Clarke, did you --
 4 MR. CLARKE: Likewise, read them.
 5 CHAIRMAN OLSON: Okay. Okay. So they are
 6 approved as presented.
 7 FINANCIAL REPORT
 8 CHAIRMAN OLSON: Financial report.
 9 MR. CLARKE: I'd like to defer the reporting
 10 on that because I have a question for the executive
 11 director. I was given some detailed information
 12 about T-hangar revenue, and the -- the numbers that
 13 are being reported on the financial statement
 14 differ to some degree from what -- the detail that
 15 was provided to me. So I haven't been able to
 16 resolve that with the executive director yet.
 17 CHAIRMAN OLSON: Yeah, I have a few questions
 18 also, not -- maybe a -- different categories than
 19 yours, so -- okay. We'll plan to discuss the May
 20 financials at the June 10th meeting.
 21 Okay. Any other discussion today about that?
 22 (None)
 23 CHAIRMAN OLSON: I don't hear -- okay.
 24 MS. LUDLOW: Uh-uh.
 25

1 AGENDA APPROVAL
 2 CHAIRMAN OLSON: So agenda approval. We have
 3 the agenda. We've agreed to a one-item agenda.
 4 Are we proceeding as -- in that manner? Okay.
 5 MR. CLARKE: I have some suggestions or
 6 requests.
 7 CHAIRMAN OLSON: Relative to?
 8 MR. CLARKE: To the agenda.
 9 CHAIRMAN OLSON: Okay.
 10 MR. CLARKE: First of all, we -- we have an
 11 application from a resident for a membership on the
 12 audit committee. I mean, if we can consider that,
 13 I think we can dispose of that pretty quickly.
 14 MS. LUDLOW: Uh-huh.
 15 MR. CLARKE: I'd like -- also, related to the
 16 search for an executive director, I'd like an item
 17 to be placed to reconsider reassigning Mr. Harvey
 18 back to his former position as operations manager.
 19 I'll explain my rationale behind that. I would
 20 like to put another item on there to -- in relation
 21 to the hiring of an executive director, to appoint
 22 an interim executive director that could help to
 23 spearhead the search for a permanent executive
 24 director.
 25 Another issue that's related to that is the

1 property that is occupied by the former executive
2 director. We -- there's a possible issue with the
3 tax liability since the contract -- the former
4 executive director's contract is up at the end of
5 this month -- the end of this week, any -- any
6 benefit that he would receive from living there
7 between July 1st and September 30th may become
8 taxable on his W-2, and I believe we need an
9 opinion from a tax attorney to confirm that.

10 There's also -- there was also an issue of
11 some tax -- you know, whether or not anyone living
12 in that property would be subject to tax. There
13 were two conflicting reports from the CPA firms,
14 one that was about three or four years ago that
15 suggested that the Airport Authority had --

16 CHAIRMAN OLSON: Mr. Clarke, are you
17 speaking -- we're right now --

18 MR. CLARKE: I'm not done, Mr. Chairman. I
19 believe that these are important issues to the
20 Authority we need to explore.

21 CHAIRMAN OLSON: So we're agreeing to, right
22 now, what should be on the agenda. So can we -- we
23 need to list the items.

24 MR. CLARKE: Okay. I have them listed.
25 All right. And then, finally, I would just

1 like to make a request that we receive -- I
2 requested a property report on that property
3 that's, you know, some -- several weeks ago from
4 the executive director. I haven't seen that yet.
5 I just want to reiterate that we need to understand
6 all the details surrounding that property: The
7 lot -- the size of it, its -- you know, how it's
8 zoned, what it's worth, what a -- what it would be
9 worth on a lease basis and so on. So...

10 So those are items that I believe are relevant
11 to the hiring of the executive director.

12 CHAIRMAN OLSON: Okay. So several of the
13 points you've made seem to fall under the category
14 "Executive Director."

15 MR. CLARKE: Correct.

16 CHAIRMAN OLSON: Okay.

17 MR. CLARKE: Three of them specifically.

18 CHAIRMAN OLSON: So you -- couldn't you agree
19 that we'll entertain your ideas under that item?

20 MR. CLARKE: As long as we, yeah, consider
21 them, because I think it's important to the --

22 CHAIRMAN OLSON: Okay. So --

23 MR. CLARKE: -- to the hiring of the permanent
24 executive director.

25 CHAIRMAN OLSON: So the other item you had are

1 the items related to the house -- the house? I
2 think we know what house you're referring to. And
3 then you wanted a tax analysis. Is that right?

4 MR. CLARKE: Right, to determine whether if --
5 if the former executive director --

6 CHAIRMAN OLSON: Okay. Okay.

7 MR. CLARKE: -- continues to live on the
8 property --

9 CHAIRMAN OLSON: Okay.

10 MR. CLARKE: -- is it -- is that taxable --

11 CHAIRMAN OLSON: Okay. The house is a -- a
12 report on the house?

13 MR. CLARKE: Well, yeah, but that's a separate
14 issue. The report on the property.

15 CHAIRMAN OLSON: Right. Okay. So I've got
16 several ideas that you -- we would put under
17 "Executive Director," and then we have the house
18 and the tax analysis, which is probably engaging a
19 CPA or something, right?

20 MR. CLARKE: Correct.

21 CHAIRMAN OLSON: Okay. Okay. Any other
22 additions to the agenda?

23 Okay.

24 MS. LIOTTA: I think we may actually need to
25 take a vote on that --

1 CHAIRMAN OLSON: Oh, okay.

2 MS. LIOTTA: -- to -- to amend the agenda.

3 CHAIRMAN OLSON: Okay. So it would be a vote
4 to add the -- a discussion of the house and the tax
5 issues related to what Mr. Clarke referred to. So
6 it would be adding two items. Is there a --

7 MR. CLARKE: Correction. Reassignment of
8 Mr. Harvey back to his position as the operations
9 manager, which he is very capable and -- of doing.

10 CHAIRMAN OLSON: Okay.

11 MR. CLARKE: And the -- and the appointment of
12 an interim executive director until we can find a
13 permanent replacement.

14 CHAIRMAN OLSON: Okay. Actually, it might
15 work to have all this as separate items.

16 Okay. We have the house, the tax analysis,
17 the reassignment of Mr. Harvey, and the appointment
18 of a new interim director. Okay.

19 MS. LIOTTA: And I think the last one was --
20 the first one we started with was the audit
21 committee application.

22 MR. CLARKE: Yeah. Thank you. I almost
23 forgot about it.

24 CHAIRMAN OLSON: Okay. We're going to add
25 five items to the -- well, the proposal or the

1 motion -- are you making a motion, Mr. Clarke?
 2 MR. CLARKE: I am.
 3 CHAIRMAN OLSON: Okay. There's a motion that
 4 has been made to add five items to our agenda.
 5 Is there a second to that motion?
 6 MS. LUDLOW: I'll second it.
 7 CHAIRMAN OLSON: Okay. All in favor?
 8 MR. CLARKE: Aye.
 9 MS. LIOTTA: Aye.
 10 MS. CASH-CHAPMAN: Aye.
 11 MS. LUDLOW: Aye.
 12 CHAIRMAN OLSON: Aye. I -- people want to
 13 discuss it, I vote for it.
 14 BUSINESS PARTNER UPDATES
 15 CHAIRMAN OLSON: Okay. Okay. So we're going
 16 on now. Business partner updates.
 17 Mr. Dean, you're up.
 18 MR. DEAN: All right. This will be quick
 19 today. I want to give a quick update on our budget
 20 because the -- the number was pretty high. It
 21 surprised me. Our -- each year, Eddie Creamer, our
 22 property appraiser, does an update on valuations --
 23 both residential and commercial valuations. And
 24 for the coming fiscal year, which begins October 1,
 25 the property valuations this year have gone up

1 17 percent. That is higher than it's been even the
 2 last several years. So we anticipate to have more
 3 revenue. But we also have quite a -- quite a few
 4 of expenses to deal with because -- I was going to
 5 give you a brief update on, for example, we're
 6 struggling mightily to move ahead with filling the
 7 gap that exists on County Road 210 just east of
 8 I-95. As you're heading to US-1, there's a
 9 two-lane portion that is creating a huge
 10 bottleneck.
 11 And I met with staff earlier today to try to
 12 figure out what -- how soon we could move ahead
 13 with the four-laning of that half-mile stretch
 14 because there's a huge traffic congestion problem
 15 there with a lot of the businesses trying -- their
 16 employees trying to ingress and egress,
 17 particularly leave after work, that particular
 18 location. And it's really a mess. And the current
 19 owner of one of the major businesses is paying the
 20 sheriff's office \$330 a day to provide a crossing
 21 guard. I mean, it's gotten -- it's -- it's -- to
 22 be honest, it's sort of an embarrassment for me
 23 that we haven't done -- gotten this resolved in the
 24 last ten years.
 25 This project, the -- the four-laning, was all

1 committed to by previous developers in the
 2 mid-2000s, particularly 2006. And I would say he's
 3 been somewhat of a recalcitrant dancer at this
 4 point in raising up, no pun intended, roadblocks
 5 than moving ahead. So that's an issue.
 6 And we're having the same kind of congestion
 7 on 210 west of I-95 as you go into the northwest
 8 quadrant of the county, and we're also trying to --
 9 we have a good portion of 210 currently under
 10 construction. So that in and of itself creates a
 11 traffic congestion problem that people are
 12 concerned about. Because of the very fact that
 13 we're under construction, some of those lanes are
 14 narrowed and, you know, red-flagged.
 15 So we're doing the best we can because,
 16 clearly, it's been identified by so many people in
 17 this county that road deficiencies are one of the
 18 biggest problems. We're working with the State DOT
 19 to four-lane a portion of Highway 16 west of the
 20 outlet malls, west of 95, because that's still the
 21 same little two-lane country road it was 50 years
 22 ago when the only thing at the Pacetti/16
 23 intersection was Horton's Groceries, which was sort
 24 of a general store that you would see maybe back in
 25 a -- on an old western movie.

1 So we've got work to do, but we're doing all
 2 we can to move ahead to solve our transportation
 3 bottlenecks, congestion and -- and, in some cases,
 4 pretty serious road conditions, particularly that
 5 ingress/egress on 210 -- 210 next to 95. So that's
 6 kind of what we're working on hard this summer.
 7 And I'll be happy to answer any questions, but
 8 I did want to give that quick update on the
 9 property value increase and also what we're trying
 10 to do on road improvements.
 11 So, Mr. Chairman, any questions?
 12 CHAIRMAN OLSON: None from me. Thank you.
 13 MR. DEAN: Okay. All right. Well, you all
 14 have a good meeting.
 15 CHAIRMAN OLSON: Okay. Thank you. Appreciate
 16 it.
 17 MR. DEAN: Melanie's expecting me for dinner.
 18 CHAIRMAN OLSON: Okay.
 19 Okay. Okay. Going on to Mr. Beyers.
 20 MR. BEYERS: No comments.
 21 CHAIRMAN OLSON: No comment.
 22 Mr. Riera?
 23 MR. RIERA: Just briefly. Thanks to the board
 24 for allowing us to use the facilities for the
 25 Wings & Wheels, which went very, very well.

1 CHAIRMAN OLSON: Yeah.

2 MR. RIERA: Hopefully, we will have more than
3 one. It was very well attended. And we took
4 really good care of everybody that came in on the
5 flight line as well. So thank you for that.

6 MR. CLARKE: Did anyone get a count?

7 MR. RIERA: I don't know, but there were like
8 over 200 cars, and I want to say the people that
9 attended, there was a bunch.

10 MR. CLARKE: Multiple followers?

11 MR. RIERA: Yeah.

12 CHAIRMAN OLSON: Would it -- would it be
13 better to do just "Wings"? Because it seemed like
14 the car -- the car enthusiasts were just sort of
15 overwhelming. I mean, there was a huge parking
16 problem.

17 MR. RIERA: That's a very good point.
18 Considering that this was the very first one where
19 we wanted to integrate both sides --

20 CHAIRMAN OLSON: Yeah.

21 MR. RIERA: -- it went really well.

22 CHAIRMAN OLSON: Yeah, it was beautifully
23 done.

24 MR. RIERA: Yeah. And what it did show is
25 that we can do it -- with the current resources, we

1 can police and maintain, you know, control of
2 crowds with what we have. And so it is possible
3 that we may end up doing just wings event. But for
4 the very first one, I think it was a very good
5 introduction and it goes to the point of community
6 engagement. A lot of people love that.

7 CHAIRMAN OLSON: Yeah. Yep. That's right.

8 MR. RIERA: They did very well.

9 CHAIRMAN OLSON: Yep.

10 MS. LUDLOW: There was so many people that --
11 because I did the golf cart for a while to pick
12 them up. So they were lined up all the way US-1,
13 then turned on Estrella, all the way to the gate.
14 But the problem -- I mean, that was wonderful that
15 that's how far people were walking and I was trying
16 to pick them up and help them out, but one error we
17 made was the parking lot closest to the terminal,
18 as people left, it was emptying, and we -- we
19 didn't have anything to tell the people that were
20 still parking further away that there was parking
21 up front.

22 MR. RIERA: Yeah.

23 MS. LUDLOW: I stopped and told the highway
24 patrol guy, because they were asking him, you know,
25 where to park, and I said, "Tell them there are

1 places up front."

2 MR. RIERA: Yeah. Yeah. But overall, it went
3 well for the very first one, and I think we should
4 continue to do it, whether we do it combined or by
5 itself. It was a very good event for the community
6 as well. A lot of people from where I live showed
7 up and took a good look at it. It was very good.

8 MS. CASH-CHAPMAN: You guys should be really
9 proud of yourselves.

10 MR. RIERA: We are.

11 MS. CASH-CHAPMAN: It was an amazing event.

12 MR. RIERA: Thank you.

13 MS. CASH-CHAPMAN: I look forward to seeing
14 you guys do this year after year. That will be
15 great.

16 MR. RIERA: That would be awesome if we could
17 do that. All right.

18 MR. TOPP: Can I add something to that?

19 MR. RIERA: Sure. Go ahead.

20 MR. TOPP: Jaime Topp. To what he said was
21 great to your question, the important thing to
22 remember in this particular case is that the
23 "Wheels" part was the event coordinator.

24 CHAIRMAN OLSON: Oh, okay. Yeah.

25 MR. TOPP: And they did a really good job at

1 providing all the parking people, directional
2 stuff, arranging for the policeman to be there, and
3 all that kind of thing. I think we can address it
4 next year to get it -- more emphasis on the
5 "Wings," but it's free promotion.

6 CHAIRMAN OLSON: Yeah.

7 MR. TOPP: So, you know, maybe we can call it
8 "Wings & Some Wheels" or whatever. That's just one
9 thing. Thanks. But everybody did a great job.

10 MS. LUDLOW: And the food trucks. There were
11 a ton of food trucks.

12 MR. TOPP: Yeah, the areas and everything.

13 CHAIRMAN OLSON: Okay. Let's see. Who is
14 next on the -- oh, Mr. McKendrick. I don't see
15 Mr. McKendrick here.

16 And Mr. Pittman's not here today.

17 MS. LUDLOW: No Nate.

18 CHAIRMAN OLSON: Okay. So we've gone through
19 the business partner updates. We have -- let's
20 see. I would just say let's go into the agenda and
21 do some of the items that probably may not require
22 a huge amount of discussion.

23 AUDIT COMMITTEE APPOINTMENT

24 CHAIRMAN OLSON: Let's start with the audit
25 committee appointment. We have an application from

1 Michael Wardell for appointment to the audit
2 committee. Has everyone had a chance to look at
3 that application, and is there a motion on that
4 application?

5 MR. CLARKE: I'll make a motion.

6 CHAIRMAN OLSON: Motion made to appoint
7 Mr. Wardell to the audit committee. Is there a
8 second?

9 MS. CASH-CHAPMAN: I second.

10 CHAIRMAN OLSON: Okay. Made and seconded,
11 we'll take a vote.

12 Ms. Cash-Chapman?

13 MS. CASH-CHAPMAN: Aye.

14 CHAIRMAN OLSON: Mr. Clarke?

15 MR. CLARKE: Aye.

16 CHAIRMAN OLSON: Ms. Liotta?

17 MS. LIOTTA: Aye.

18 CHAIRMAN OLSON: Ms. Ludlow?

19 MS. LUDLOW: Aye.

20 CHAIRMAN OLSON: And I will vote yes also.
21 Okay. Got that item done.

22 DISCUSSION ON FORMER EXECUTIVE DIRECTOR'S HOUSE

23 CHAIRMAN OLSON: Let's go to the house. The
24 house, Mr. Clarke, you brought that forward.

25 MR. CLARKE: Yeah. Well, you know, depending

1 opinions by a CPA. The CPAs are not -- even though
2 they're competent to render tax advice, we really
3 need a tax attorney. So I have a number that I can
4 reach out to, and if the board will provide
5 direction, I can take care of that and we can
6 provide a written opinion.

7 CHAIRMAN OLSON: Okay. Can we direct Mr. --
8 general counsel to take on -- take on that
9 assignment and report back? And I know that that
10 needs to be a motion. Is there agreement that that
11 would be a good thing to do?

12 MS. LIOTTA: Do you need a motion?

13 MR. BLOCKER: No, ma'am. We just have board
14 consensus.

15 MS. LIOTTA: Yeah, I think having a tax
16 attorney take a look at the contract to give some
17 guidance on how to handle the different
18 compensation items in there would be great.

19 MR. BLOCKER: Absolutely.

20 CHAIRMAN OLSON: Okay.

21 MR. CLARKE: I would add to that that he -- he
22 should also review the two opinions by the CPA --
23 the CPAs because they contradict one another,
24 apparently.

25 MR. BLOCKER: Absolutely. We can -- we can

1 on whether the former executive director remains in
2 the property, we need to know whether or not to
3 impute income to him, because he's going -- he
4 lives there for -- rent-free, after his term of
5 employment.

6 CHAIRMAN OLSON: Okay. So --

7 MR. CLARKE: Just to make sure we don't run
8 afoul of the Internal Revenue Service.

9 CHAIRMAN OLSON: Yeah. So, actually, it's --
10 it's a tax thing, right?

11 MR. CLARKE: Correct.

12 CHAIRMAN OLSON: Okay. So that's actually one
13 item. So are you -- do you have a way to answer
14 your question? I mean, did you want to propose --

15 MR. CLARKE: Well, I want to seek some, you
16 know, guidance perhaps from our general counsel as
17 to, you know, what -- if we can get an opinion
18 possibly from a tax attorney or a CPA that may
19 be -- be able to answer that.

20 MR. BLOCKER: Absolutely, sir. Just through
21 the chair, absolutely, we can -- we can seek out --
22 there are a number of excellent tax attorneys here.
23 This is really a question I would forward to a
24 competent tax attorney with a LLM in tax law.

25 I understand that there were two different

1 get a written opinion and get that. That way, the
2 board will -- will be able to review it when you go
3 through and -- and have a written opinion from a
4 tax attorney.

5 CHAIRMAN OLSON: Okay. Okay.

6 MS. LIOTTA: Do you think an opinion is
7 necessary? My understanding is those tend to be a
8 higher bar and a lot more expensive. Or do we just
9 need some -- some tax guidance?

10 MR. BLOCKER: We can get -- we can start with
11 tax guidance and see, and see if it -- and kind of
12 take it from there. We can try to keep that --
13 that cost low. And you're right, that would be
14 just more costly, but -- but we have to look at
15 the -- the different opinions from the CPAs, look
16 at, you know, tax law that would apply, and then
17 kind of go from there. I can report back to the
18 board and get us a preliminary report, and then we
19 can see if we need further guidance. We also could
20 just get an e-mail --

21 CHAIRMAN OLSON: Yeah. Okay. Well, we'll --
22 by general consensus of the board, we'll handle it
23 that way. Thank you.

24 MR. BLOCKER: Yes, sir.

25 REASSIGNMENT OF MR. HARVEY/

APPOINTMENT OF NEW INTERIM EXECUTIVE DIRECTOR/
EXECUTIVE DIRECTOR SEARCH

CHAIRMAN OLSON: Looking at the sequence of things, it looks like Mr. Clarke's item, reassignment of Mr. Harvey, is the next item to bring up.

Mr. Clarke, did you want to speak to that item?

MR. CLARKE: Yeah. I believe Mr. Harvey is -- he's very competent in his role as an operations manager; however, I believe that the future of the Authority of the airport and the Authority even beyond that is going to require a -- a more intense -- someone with experience, education, vision, leadership skills, political acumen, and I just don't believe Mr. Harvey is -- is that person. And as much as I -- I admire him and his competency, he's very good at what he does, this is a -- we -- we need someone on a higher level.

Now --

MS. LUDLOW: And let me interrupt, please.

John, okay, would -- can this -- the movie be on the speaker? Can -- it needs to be on the board. Can you -- can you put us back to one thing so that on our video, it will show who's talking?

THE VIDEOGRAPHER: It's showing right now who's speaking. That's -- I don't control that.

MS. HOLLINGSWORTH: That's (indicating).

MS. LUDLOW: Oh. Okay. Thank you.

CHAIRMAN OLSON: Sorry for the interruption, Mr. Clarke. Please proceed.

MR. CLARKE: Well, I mean, that's the -- you know, that's really the emphasis.

The other -- the other thing is I have to say that, you know, I've been somewhat frustrated in that we -- we have a -- you know, a legal matter that's been before this board for six months, and prior to that, it was a year and a half. And we asked Mr. Harvey to propose solutions at the last meeting, and we were provided a list of excuses as to why it couldn't be done as opposed to a list of action items as to why it could be done.

And we're -- we are running into -- I'm talking about the Part 16 complaint. But we're running into a -- up against a deadline, and that needs to be solved. And I -- I don't see -- I just don't see the -- the movement on this. It's very frustrating. We are -- we need to get this solved as quickly as possible.

CHAIRMAN OLSON: Okay.

MR. CLARKE: Seems like it's being slow-balled.

CHAIRMAN OLSON: Okay. Thank you.

MR. CLARKE: And we need it solved.

CHAIRMAN OLSON: I'm going to ask for other comments, but I feel a need to respond on a couple of things. Your first -- you stated two reasons that you brought this forward. The first reason was that you didn't think Mr. Harvey was the person to lead the airport into the future with the vision and all that. I'll just respond to say that's exactly why we're looking at ways to recruit beyond having an interim director.

So that's -- I don't understand the idea of changing interim directors because our -- I agree with you, that's what we're looking for, and that's what we have on the agenda, is to do that.

MR. CLARKE: Well --

CHAIRMAN OLSON: The second item is Mr. Harvey was totally guided by counsel in how he handles this. This is a litigation matter. It's a very serious matter that requires careful work. And I don't understand that we would load the blame on Mr. Harvey because this matter was not solved at the last meeting. So those are my two ideas.

And I -- and, third, I believe Mr. Harvey is doing a fabulous job as interim director, stepping in, keeping the airport operating, supporting this board, and doing a job with limited staff. And number one is the operational integrity -- the day-to-day operational integrity of this airport, and that means being able to show the world that we're not in a chaotic situation, that we're not bringing up new things at every meeting to change this, disband that, decide to do this, do that, and shift around.

We have some routine things that are really important that have to happen. We have a budget that has to be completed. We have budget hearings, all of that as part of being -- showing the world that we are an operating, reliable airport. I -- I'm concerned about the idea of -- of removing an interim director for the reasons you state. And that's just my view, and I look for comments from other board members.

MR. CLARKE: Let me respond to that. For some of those reasons, I -- I -- I have to agree, and the staff shortage is one of them. I believe that we would be better served if Mr. Harvey was back and focusing on the operations. But with the --

1 with an interim director, that person would be able
2 to help administer the process of hiring a new
3 interim director because -- I mean, I -- I know
4 you're going to propose that we hire an executive
5 search firm, and personally, I don't believe we
6 need that. I believe we can post the -- the
7 qualifications on our website. Granted, we may
8 have 70 or 80 resumés that came in, but I believe
9 if we had a competent interim executive director,
10 they could lead that effort and -- and help us pick
11 the right person going forward. So that's part of
12 the -- the rest of my rationale.

13 CHAIRMAN OLSON: I think it's -- would be good
14 to have other comments on -- on this matter right
15 now from other board members.

16 MS. LUDLOW: Do you want to go in line?

17 CHAIRMAN OLSON: Yes, let's go in line.

18 MS. CASH-CHAPMAN: I think that you are both
19 raising really good points right now. I don't
20 think that it is a black or white situation. I
21 think that we're in some gray area right now. But
22 I do really believe that if we switch interim
23 directors right now, I don't -- I don't know if
24 that would be in our best interest. But what I do
25 think -- and I agree, Dennis, that I don't think

1 that we need a firm to facilitate a new executive
2 director.

3 I have done my fair share of nationwide
4 searches for employment for people, and I have run
5 very successful --

6 CHAIRMAN OLSON: Oh, well --

7 MS. CASH-CHAPMAN: -- things that way without
8 having to pay a whole lot of money for not a whole
9 lot of results, something that we can do ourselves.

10 CHAIRMAN OLSON: Oh, I thought you were
11 volunteering to step up.

12 MS. CASH-CHAPMAN: I am more than happy. And
13 so -- so I've been thinking about it, and I think
14 that now is the right time and we need to move
15 forward with this. And I think that that might
16 fix, I guess for lack of a better word, the issues
17 maybe that Dennis is having with Mr. Harvey in this
18 position.

19 I see what you're saying when you say that he
20 could -- or any interim director could administer a
21 new search or help facilitate that, but I truly
22 think that we can do a few things in-house to do
23 the search. And let's be serious, the five of us
24 are an extremely hands-on board, and that is
25 probably not common for a lot of other places. It

1 works out really well for us right now in the sense
2 that we can come up with a few different things,
3 that we can start the search ourselves, and that
4 gives us the opportunity to have -- to be a part of
5 the entire life cycle of this process. We get to
6 see every candidate that comes in. Because I know
7 that we all want what's best for this airport, and
8 being able to -- if we come up with either a
9 committee -- I don't want to use that word here. I
10 forgot what that means around here.

11 But if we come up with a group of people
12 that -- maybe it's one board member, maybe it is
13 one person from the office and one of our attorneys
14 or even someone -- one of our stakeholders to go
15 through that first set of all of the applications
16 that come in or the resumés that come in. Maybe
17 it's all of us individually, they just get sent to
18 us, and we narrow it down to our top five picks,
19 and we come back and we discuss those top five
20 picks until we agree on five or until we agree on
21 three. And then we do the first round of
22 interviews, and then we do the second round of
23 interviews. There are ways that we can facilitate
24 this and do this without miscommunication, without
25 waiting to hear back from -- from an agency,

1 without the high cost.

2 Because, remember, the agency, they're not
3 just working with us. They have many other clients
4 that they need to be working with us as well. And,
5 as we know, time is of essence for us. There are
6 plenty of places that we can post our job. And I
7 know that it's not aviation-specific, but there's
8 63.7 million monthly users on Indeed alone. There
9 are 433 million members on LinkedIn. There are
10 plenty of places that we can put these. And I know
11 there are aviation-specific places that we can post
12 this job as well. We've gotten some unsolicited
13 resumés at this point.

14 So I think it would behoove us to do our
15 search, collect and distribute our resumés however
16 we decide that that looks for us, move forward with
17 an interview, and that would be a phone interview,
18 just how we did it the last time, a little bit more
19 organized. And I would be more than happy to
20 facilitate what that should look like for all of us
21 before we do that publicly again.

22 And then narrow it down to two people and then
23 we bring them here. And I think that part of
24 bringing them here needs to be a meeting with just
25 the candidate and the staff, and then -- and then a

1 meeting with all of us, but a presentation. So
2 prior to coming here, we give them a real-life
3 problem that we have here and say, "Here you go.
4 You have X amount of time. And then when you come
5 in for your interview, present to us how you would
6 fix this problem, what are the steps you'd take,"
7 because that gives us a true sense of who that
8 person is. And we're not putting them on the spot
9 with it either. And that way, we're all really
10 consistent in what we're saying and what we're
11 hearing from the candidate. And then we narrow it
12 down from there.

13 And, obviously, we all know my thoughts on a
14 one point of contact person instead of all of us
15 reaching out. We have our assigned times to
16 discuss issues with the candidate and we move
17 forward. I just don't see that being a full-time
18 salary that we could be paying somebody to pay for
19 a search that could just be a few months' work.

20 CHAIRMAN OLSON: Okay. Good.

21 Ms. Ludlow, did you have comments? We're
22 going to go --

23 MS. CASH-CHAPMAN: I think our attorney had
24 something to respond to what I said. Let me know
25 if I was wrong in something.

1 MR. BLOCKER: No, no, no, not at all. If I
2 could just highlight, I have been a part of some of
3 those type of searches, and what you're describing
4 is -- is very common where you have essentially
5 three rounds. You can -- this board can appoint
6 two board members that would meet in the Sunshine
7 to evaluate all the applications, narrow those down
8 to a round two, which would involve -- you know,
9 pick the top ten that would involve interviews.
10 You could conduct those telephonically. Then go to
11 a round three where we narrow it down to two and
12 then send it to the board for a final two interview
13 process. And it could come in front of -- publicly
14 in a public meeting.

15 There's really no challenge to that. The
16 board can appoint two board members, but, you know,
17 they have to be in -- in the Sunshine, so publicly
18 noticed meeting. They can meet in a conference
19 room, vet -- vet the applications, and really just
20 kind of move them through a round process. We've
21 done that. We did that at St. Johns County through
22 hiring, the process of, the -- the county attorney.

23 So Mr. Dean, who was here earlier, was -- as
24 an attorney himself and Jeb Smith at the time
25 stepped into that role, and they went through --

1 you know, collected all the applications, vetted
2 them, selected -- I think it was about ten of them
3 for further consideration, narrowed those down, did
4 some interviews that were conducted in the Sunshine
5 telephonically, and then moved on to two -- two
6 candidates who came in front for a public interview
7 that was led by -- by the board.

8 And that's -- so that's -- I just wanted to
9 describe that process. That's a recent process
10 that's been used that was effective. So it seemed
11 like you were describing something similar, so I
12 just want to highlight.

13 MS. CASH-CHAPMAN: Yours was so much more
14 refined. Thanks.

15 MR. BLOCKER: Right. Well -- well -- and,
16 again, just there's no -- there's no issue with two
17 board members doing it. They would just -- when
18 they meet, it would have to be a Sunshine meeting.
19 So we would just have to make sure that it was
20 reported, their discussions. But they can meet in
21 a conference room as long as members of the public
22 can -- can observe and go through that. So --

23 MS. CASH-CHAPMAN: Thank you.

24 MR. BLOCKER: -- something to consider.

25 CHAIRMAN OLSON: Okay. Ms. Ludlow, we're

1 discussing this item that Mr. Clarke has brought
2 forward.

3 MS. LUDLOW: Yes. And I do, you know, agree
4 with Mr. Clarke because I think, yes, Kevin is
5 doing a great job, but I think an executive
6 director or an experienced executive director would
7 be very beneficial to us. So I do think we should
8 either appoint someone who does have executive
9 director experience and -- and they can help
10 lead -- just like you said, help lead the process
11 of -- of searching for an executive director.

12 Can two board members -- can two board members
13 meet with staff without being Sunshine Law?

14 MR. BLOCKER: No, ma'am. No, ma'am. So in --
15 in that scenario, what you would want, if there's
16 an interim, based on what you're describing, just
17 going off that example, you would have, whoever the
18 interim executive director, meet with the board
19 members to facilitate -- obviously, the -- the
20 mechanics of the applications, to sort through
21 them. And you can do it in a conference room. You
22 just have to make sure the public could be there,
23 if someone chose to sit there and watch them go
24 through applications and -- and go through that so
25 there's some awareness. And then minutes would

1 have to be taken of what was discussed.
 2 Again, it sounds burdensome. Really, it's
 3 not. It's actually fairly straightforward. But
 4 the -- the organization of it, though, is you've
 5 got to make sure it's noticed, that the -- the
 6 public knows. I think Mr. Dean and Mr. Smith just
 7 met in a conference room at the county and, with a
 8 staff member, went through the applications. And
 9 not a very exciting process, but they arrived at a
 10 great conclusion, and the board went through the
 11 interview process.

12 But, yes, even if -- now, if they were meeting
 13 individually with a staff member, that would not be
 14 Sunshine. But the presence of two or more board
 15 members triggers Sunshine.

16 MS. LUDLOW: Okay. Well, are we talking about
 17 the same process, the applications coming into
 18 staff first?

19 MS. CASH-CHAPMAN: I think they would be sent
 20 in to wherever we decided. So if you -- let's say
 21 we decide one of us is going to be one of the point
 22 people for that, all the applications -- if we
 23 decide that that's how we're going to narrow it
 24 down, it could be sent just to us or just to that
 25 one person, and then that one person brings them

1 when whoever sits to narrow them all down.

2 Does that -- am I making sense? I don't know
 3 if I'm being clear.

4 MS. LUDLOW: Yes. Yes. Yes. And then they
 5 go to the board?

6 MS. CASH-CHAPMAN: So no one else would be
 7 pulling any resumé out of the pile.

8 MS. LUDLOW: Right.

9 MS. CASH-CHAPMAN: All of them would be
 10 presented at one time to whatever -- whoever we
 11 decide is going to go through that first set of
 12 resúmes to narrow it down a little bit.

13 MR. BLOCKER: Or maybe, just through the
 14 chair, we could have it sent to a staff member or
 15 just an e-mail address. That way, they're
 16 collected and brought all together. But all the
 17 vetting would be done together with whoever the two
 18 board members that were selected vet them.

19 CHAIRMAN OLSON: Well, we would need
 20 administrative support for all of this. So are
 21 you -- are you saying set up a separate office to
 22 receive and handle? I don't understand -- just --
 23 I mean, I like your ideas, but I'm just wondering
 24 now the --

25 MS. CASH-CHAPMAN: Originally, I had

1 anticipated that someone in the office would just
 2 collect them --

3 CHAIRMAN OLSON: Okay. Okay.

4 MS. CASH-CHAPMAN: -- and just put them away
 5 in a file.

6 CHAIRMAN OLSON: Yeah, I mean --

7 MS. CASH-CHAPMAN: But I have a feeling
 8 there's some board members that don't agree with
 9 that, so I was trying to facilitate a solution
 10 prior to it becoming a problem.

11 CHAIRMAN OLSON: Yeah.

12 MS. LUDLOW: So with -- with the applications
 13 coming in, we should have it either addressed to
 14 someone in particular so that staff doesn't have to
 15 go through it first --

16 CHAIRMAN OLSON: Yeah.

17 MS. LUDLOW: -- so that board member person
 18 would?

19 CHAIRMAN OLSON: By the way -- and, you know,
 20 this is an interesting option that's --
 21 Ms. Cash-Chapman has brought forward, but
 22 there's -- there is a scope of work that is under
 23 what I was going to discuss, and maybe not every
 24 item of this scope needs to be -- well, I think
 25 that virtually every step would need to be done.

1 And I'll just say it's a lot of work. That's
 2 why -- two reasons people -- you know, there's
 3 several reasons people go for -- go to these firms.

4 MS. CASH-CHAPMAN: Uh-huh.

5 CHAIRMAN OLSON: One of them is they want --
 6 they -- they want an independently managed process,
 7 especially where there's not staff on board that
 8 can handle this or should handle it because people
 9 view this as being a process that needs to be an
 10 independent relationship with the board. But the
 11 other thing is simply being able to go -- have the
 12 contacts into the industry and being able to go
 13 through all these steps in a professional way, do
 14 the initial screening.

15 I'll say that ADK, when they put out the
 16 notice for the deputy, they immediately got over
 17 100 applications in. And they had to make sense of
 18 which ones were the ones that were worthy of even
 19 spending a good amount of time on to look at in
 20 detail.

21 MS. CASH-CHAPMAN: Uh-huh.

22 CHAIRMAN OLSON: Then there's, you know, a
 23 huge amount of initial vetting -- initial --
 24 initial round of vetting, and then it's reference
 25 checks. It's all kinds of all of that. So one of

1 the other things these firms, of course, know is
2 that they -- they're in touch with people across
3 the country that are managing airports, because the
4 pattern is a lot of these directors, especially if
5 they're mid-career, they're -- they're changing
6 their -- they're going on to their next step-up
7 airport every five, six years, but -- so they're
8 always wanting to be in contact with their search
9 firms. There's a -- there's a first-name basis.

10 I've seen this with search firms and -- well,
11 Korn Ferry here is the one that actually recruited
12 me for one of my career jobs, so I know how that
13 works.

14 But, anyway, that's -- I guess the point I'm
15 making is that it is a lot of work. It is a lot of
16 management. It's -- for many authorities, it's
17 viewed as money well spent. And if I compare what
18 we have already spent this year on attorney's fees
19 versus what would be the likely fee for a search
20 firm assignment, no comparison. We've -- you can
21 see we've -- we've exceeded the budget for the
22 entire year and beyond with attorney's fees right
23 now.

24 So, anyway, that's the point I was making.
25 But did you have a -- did you complete your --

1 MS. LUDLOW: Yeah, my point was that we -- it
2 shouldn't go through staff first; it should come to
3 the board first.

4 CHAIRMAN OLSON: Yeah, and that's -- I mean,
5 that's a -- that's also a benefit of working
6 directly with a search firm.

7 MS. LUDLOW: Well, I don't -- no, I don't
8 agree with working --

9 MS. CASH-CHAPMAN: I don't know if it's worth
10 the cost of a search firm to take our e-mails
11 before they get to us, but --

12 MS. LUDLOW: Yeah, I agree.

13 CHAIRMAN OLSON: Oh -- oh, I see. Okay.

14 Okay. Now we're going on. Ms. Liotta.

15 MS. LIOTTA: I would have just one comment
16 since we did just have a -- a firm. I think we
17 already got some of the benefit that the -- these
18 firms bring. I did, in the last process, you know,
19 have some conversations with the placement agent as
20 to double-checking what was generally market on
21 compensation items, and that's been very, very
22 recently. So I don't feel that we need to pay for
23 that advice twice. We have kind of already -- we
24 do have some residual value from the prior payments
25 we've already made to the other placement firm, I

1 believe.

2 MS. LUDLOW: I agree.

3 CHAIRMAN OLSON: Okay. Okay. Let's see.
4 Is -- we don't -- actually, we have an item we're
5 discussing. We don't have a motion yet. We
6 discussed, actually, two things. We discussed the
7 reassignment of the interim executive director and
8 we discussed how we're going to proceed with a
9 search. So are there any motions anyone wants to
10 make relative to any of these matters that we've
11 discussed under this item?

12 MS. LUDLOW: Well, we really haven't decided
13 how we're going to proceed with the search because
14 we did not --

15 CHAIRMAN OLSON: No, no. But -- no, we
16 haven't. We have not decided.

17 MS. LUDLOW: We can't vote on that part yet.

18 CHAIRMAN OLSON: Maybe what I should do is
19 just take a moment or two and talk about the four
20 firms. Basically, I was -- as you recall, I was
21 tasked to come back to this board in 90 days with
22 suggested firms that we could -- we might utilize
23 for a search.

24 As an aside, in the interim, our general
25 counsel has reminded us that the hiring of this

1 would require a public advertisement of it so that
2 we're under -- because of procurement law, which is
3 another complication, you could say.

4 But here's the four firms. Three of them are
5 small firms. And Korn Ferry is the big
6 international firm that does work for Fortune 500
7 companies, but they also have an aviation division
8 that works with airports of all sizes. And that is
9 Mr. Bell in Miami, and they have two other partners
10 in Atlanta -- or specialists that work also with
11 specifically aviation. I have had conversations
12 with all four of them just to get their -- briefly
13 understand who they are.

14 ACS was recommended initially by Association
15 of -- American Association of Airport Executives.
16 Mr. Mercado is very active in that program. It was
17 amazing. I would start to talk to him, and he was
18 referring to airport executives all across the
19 country that he's either been involved -- he knows,
20 been involved and placed or knows who's -- who's --
21 I mean, he just knows the airport executive world
22 very well.

23 ADK is -- did you have a question or you're
24 just stretching?

25 MS. LUDLOW: No, I do have a question. I

1 think it's getting too -- too many things on the
 2 table to vote for. First I thought we should vote
 3 for -- or decide or make a motion on the -- on
 4 operations of -- on hiring an interim -- an
 5 interim.
 6 CHAIRMAN OLSON: Okay. Yeah.
 7 MS. LUDLOW: All right. That's one thing.
 8 And then the other thing is like --
 9 CHAIRMAN OLSON: Okay.
 10 MS. LUDLOW: -- doing Kevin operations. The
 11 other thing is --
 12 CHAIRMAN OLSON: Okay.
 13 MS. LUDLOW: -- Michelle's method, which --
 14 which, you know --
 15 CHAIRMAN OLSON: Right.
 16 MS. LUDLOW: -- which is only saying we would
 17 like to do it more internally and locally.
 18 CHAIRMAN OLSON: Well, thank you. We do need
 19 to have some discipline. I will go through this
 20 quickly, and then we'll -- we'll take off the other
 21 points.
 22 ADK, we know. They were the ones that handled
 23 a prior assignment that this board had.
 24 Korn Ferry, I've just discussed them. They're
 25 big, but they happen to have a small group that

1 deals exclusively with airport executive
 2 recruitment.
 3 Steve Baldwin Associates is one that was
 4 recommended to me. Actually, these -- all these
 5 four -- there may be others out there, but these
 6 four are ones that specialize -- have specialties
 7 in airport.
 8 Steve Baldwin does broader airport consulting,
 9 including working with airports on FBO strategies,
 10 other things. They do prefer to work with airports
 11 on an ongoing retainer basis than taking on
 12 assignments, so there's a question as to whether
 13 they would even want to propose.
 14 So we're going very quickly. I've -- I've
 15 ticked off the standard -- what I've gleaned is the
 16 standard scope of service of work and the typical
 17 proposal points that are required when we want to
 18 look at a search firm.
 19 Okay. Back to -- we have two big things:
 20 Making decisions about the long-term search and
 21 then perhaps -- I'm not sure which we addressed
 22 first, and then the other one is the matter that
 23 Mr. Clarke brought up of -- of naming another -- a
 24 different interim director at this point.
 25 MS. CASH-CHAPMAN: Dennis, would it -- would

1 it satisfy your concerns if we agree to move
 2 forward quickly on a search?
 3 MR. CLARKE: Well, here --
 4 MS. CASH-CHAPMAN: I'm just curious, like
 5 what --
 6 MR. CLARKE: I mean, part of my -- the
 7 motivation of having another interim director, I
 8 don't want to put Mr. Harvey in the position of --
 9 or having to vet -- or if he were, you know, to
 10 manage this process --
 11 MS. CASH-CHAPMAN: Right.
 12 MR. CLARKE: -- he's vetting people who are
 13 going to replace him. That's not -- that's not a
 14 good position for him to be in.
 15 MS. CASH-CHAPMAN: Sure.
 16 MR. CLARKE: And that was the primary
 17 motivation for, you know -- he's going to return to
 18 his operational role at some point. An interim
 19 director would -- would be able to spearhead that
 20 whole process.
 21 MS. CASH-CHAPMAN: So --
 22 MR. CLARKE: That's the motivation.
 23 MS. CASH-CHAPMAN: Sorry. So if we move
 24 forward and say, yes, we want to do this internally
 25 but one of us is willing to -- or two of us are

1 willing to do that and start the process now, would
 2 that satisfy your concerns?
 3 MR. CLARKE: Yeah. Yeah, it's acceptable. I
 4 mean, I -- because I believe that the -- you know,
 5 personally, I would like to see every --
 6 everything, all the candidates.
 7 MS. CASH-CHAPMAN: I figured, because we're
 8 very hands-on. I think all five of us --
 9 MR. CLARKE: Right.
 10 MS. CASH-CHAPMAN: -- want to see everything
 11 and see this through end to end --
 12 MR. CLARKE: Exactly. Right.
 13 MS. CASH-CHAPMAN: -- which is why I kind of
 14 came up with it.
 15 MR. CLARKE: I mean, I think it's a good
 16 compromise. You know, my -- my position may be --
 17 sound a little bit radical, but it's -- it's to try
 18 to keep the process moving along without making it
 19 typical. The last time we did this, it -- it
 20 didn't seem to be a very good process to me where
 21 Mr. Harvey was in -- in the middle of, you know --
 22 MS. CASH-CHAPMAN: I agree. And, quite
 23 frankly, that's giving him a third job to do --
 24 MR. CLARKE: -- getting people for -- you
 25 know, that's going to replace him.

1 CHAIRMAN OLSON: Yeah. Yeah, that's --
 2 MS. CASH-CHAPMAN: -- than the two that he
 3 already has. So...
 4 MR. CLARKE: He's got his hands full to begin
 5 with.
 6 MS. CASH-CHAPMAN: Right.
 7 MR. CLARKE: He doesn't need any more.
 8 MS. LUDLOW: And then, Mr. Blocker, are you --
 9 you were suggesting two people on the resumé board
 10 instead of just one like when you open them?
 11 MR. BLOCKER: Yes, ma'am. So it could be a
 12 subcommittee designated. I've seen it work with
 13 two board members. Obviously, you all are already
 14 committing a lot of -- a lot of time, too, to that
 15 aviation board and have a lot of responsibilities,
 16 but that way, one person's not shouldered with all
 17 that.
 18 And, again, the final decision would come to
 19 the board. A list -- it would be narrowed down,
 20 refine it to a list. Several candidates can be
 21 brought in, publicly interviewed. But based on
 22 what happened before, there were a lot of
 23 applications that came in. You know, some were
 24 going to be more viable than others, but the whole
 25 discerning process, refining sources could be

1 narrowed down to two board members or more, if
 2 necessary. It could be three.
 3 CHAIRMAN OLSON: Ms. Cash-Chapman --
 4 MS. CASH-CHAPMAN: Uh-huh.
 5 CHAIRMAN OLSON: -- you seem to be really
 6 having a good vision as to how this might work.
 7 Would you want to come back with a more on-paper
 8 plan of action at the next board meeting?
 9 MS. CASH-CHAPMAN: I am happy to, but I think
 10 that that is -- I think that we could move forward
 11 with a decision now as far as -- as -- if we want
 12 to do that.
 13 CHAIRMAN OLSON: Yes. Okay.
 14 MS. CASH-CHAPMAN: I fear that if I wait too
 15 long and we go meeting to meeting --
 16 CHAIRMAN OLSON: Okay.
 17 MS. CASH-CHAPMAN: -- then suddenly we're
 18 six months out.
 19 CHAIRMAN OLSON: Right. So do you -- do you
 20 want to outline a decision -- a possible decision
 21 that we can act on?
 22 MS. CASH-CHAPMAN: Sure. But before -- before
 23 I do that, I mean, we can have two or three board
 24 members go through all of them or -- I mean, no one
 25 is saying we can't have the five of us sitting in

1 this room doing this one evening --
 2 CHAIRMAN OLSON: Going through -- going
 3 through resumé.
 4 MS. CASH-CHAPMAN: -- a special meeting just
 5 going through them. Because I know how invested
 6 each of us are in this. And I know that, you know,
 7 a lot of these applications are going to be
 8 definitely not qualified, definitely not qualified,
 9 and they're going to go in their own pile. So we
 10 can either all sit down and go through all of them
 11 and pick our top whatever out of it -- we can go
 12 through it and pick a yes pile, a maybe pile, a no
 13 pile -- or we could have two or three go through
 14 and make the piles and then present the full piles
 15 to everyone so that you do have access to all of
 16 the applications, and contest and say, you know,
 17 This one deserves to be in the maybe pile, even
 18 though they have zero of the qualifications and
 19 you've done the first round of vetting. So it's
 20 really up to what we want to do.
 21 I am open to coming up with a game plan for
 22 any. I thoroughly enjoy human resource things like
 23 this, so -- but we can definitely do -- I mean,
 24 it's up to us. So I'm -- I'm open to whatever you
 25 guys are thinking.

1 MS. LUDLOW: It could be something like a
 2 workshop even and for -- and that --
 3 CHAIRMAN OLSON: Well --
 4 MS. LUDLOW: -- and then everybody can just
 5 talk about them.
 6 CHAIRMAN OLSON: Well, I mean --
 7 MS. LUDLOW: I kind of like the idea of the
 8 whole board.
 9 MS. CASH-CHAPMAN: I just want everyone to
 10 feel included and I want everyone to feel like
 11 they've been heard in this.
 12 CHAIRMAN OLSON: Yeah.
 13 MS. CASH-CHAPMAN: And I think that we can do
 14 that and be really physically responsible as well.
 15 MS. LUDLOW: No finger-pointing.
 16 CHAIRMAN OLSON: Okay. Well, I've outlined a
 17 direction, but you're -- if we need to act on it,
 18 we need to have --
 19 MS. CASH-CHAPMAN: Right. I was just hoping
 20 for -- for more suggestions maybe on how you see
 21 that first process going.
 22 MS. LIOTTA: Well, I envision this may be a
 23 really simple first step, and then the next meeting
 24 could be a little bit more detailed on exactly what
 25 the process looks like. But if we want to do a

1 board-driven search, I would think we could vote on
2 just getting it posted, with the understanding that
3 it will be a board-driven selection process and we
4 may have a workshop or something where, once we
5 have the applications, there's a discussion over
6 what's -- what's the no/maybe/yes piles, what
7 are -- what are the objective criteria for that.

8 MS. LUDLOW: Yeah.

9 MS. LIOTTA: And it will all be -- I don't
10 think we have to decide that right now. So --

11 MS. LUDLOW: I agree. I'd like -- I'd like
12 the whole board involved.

13 MS. LIOTTA: I don't -- for the nuts and bolts
14 of what needs to go in a posting, I think maybe we
15 might want to consider today deciding how long the
16 posting will be up because I think it'll have to be
17 in the posting probably. Other than that, I'm not
18 sure what -- what objective criteria we would have
19 to determine on that.

20 MS. CASH-CHAPMAN: Do we have to say that? Or
21 can we just say "until filled"?

22 MS. LIOTTA: I'm not sure what the general
23 practice is there. But we also -- we have to give
24 direction to staff: Are they paying -- if they're
25 putting it on Indeed, are they paying to have it up

1 MS. CASH-CHAPMAN: We're doing great, guys.

2 CHAIRMAN OLSON: I think it's three. Ask
3 Cindy. I sent them on to Cindy for filing.

4 MS. LUDLOW: Where did you send them?

5 CHAIRMAN OLSON: To Cindy for filing. She's
6 keeping track of the interest that we've gotten,
7 you know.

8 MS. LUDLOW: And what we want to do is put
9 this back in the board's hands, right?

10 CHAIRMAN OLSON: At this -- what's been
11 outlined is a very hands-on board activity.

12 MS. CASH-CHAPMAN: And I truly think that if
13 we do a really hands-on search and hire and
14 onboarding process, I think that that will make all
15 five of us feel a little bit more comfortable to
16 take a step back and really let that executive
17 director do their job once they're here. And I
18 think that if we feel like we have been really
19 involved in the process, that will help whoever we
20 hire in the future, and I think it will start
21 building that trust from the start instead of what
22 we found because someone else found them. So...

23 CHAIRMAN OLSON: Yeah. Yeah.

24 MS. LIOTTA: And I'd suggest maybe we just
25 contact our IT support and have them create a

1 for three months, more, indefinitely until they're
2 told to take it down. Just I think we need to give
3 some guidance --

4 CHAIRMAN OLSON: Yeah.

5 MS. LIOTTA: -- at least, you know, "Just keep
6 it up until we tell you to take it down" or --
7 or --

8 CHAIRMAN OLSON: A lot of the descriptive
9 materials that we got with the ADK assignment might
10 be modified quickly to work for us because there's
11 some narrative that has to go -- you know, we have
12 to do descriptions of the situation, all of that.

13 MS. LIOTTA: Yeah, there might -- okay. Yeah,
14 so we've got fresh job descriptions from -- again,
15 we've already, you know, paid to have a consultant
16 work on for us.

17 CHAIRMAN OLSON: Yeah.

18 MS. LIOTTA: So those could be retreaded and
19 just posted back out. I'm not advocating for a
20 cutoff date or anything like that. So I -- I think
21 just leaving it open until we feel that there's
22 enough applicants to start looking would be a
23 rational way to go forward.

24 CHAIRMAN OLSON: We already have three
25 applicants unsolicited.

1 special e-mail that maybe just goes to general
2 counsel and the board members. I think that will
3 probably solve the -- some of the concerns I'm
4 hearing.

5 MS. LUDLOW: I concur.

6 CHAIRMAN OLSON: Okay. Good discussion and
7 good direction on this. Do we need -- do we need
8 to make a motion, or what -- what do we do at this
9 point to --

10 MR. BLOCKER: Yes, sir. At this point, we
11 want to have a formal motion and a vote. We want
12 to open it up for public comment.

13 CHAIRMAN OLSON: Right.

14 MS. LUDLOW: Do we go back to the --

15 CHAIRMAN OLSON: Yeah, in fact, we have public
16 comments.

17 MS. LUDLOW: -- operations? Do we have to
18 make a motion on the operations too? That's
19 included in that?

20 MR. BLOCKER: Yes, ma'am.

21 MS. LUDLOW: Thank you very much.

22 MS. CASH-CHAPMAN: Should we go straight -- or
23 should I -- do I make a motion before public
24 comment?

25 MS. LIOTTA: I think so.

1 MS. CASH-CHAPMAN: Okay. So bear with me.
2 Here we go. I would like to make a motion to run a
3 board-driven search, and instruct our IT department
4 to make a separate e-mail account to collect all of
5 the applications, and to leave Mr. Harvey in his
6 interim executive director position while we move
7 forward with this process, knowing that he will not
8 be taking on that additional task.

9 CHAIRMAN OLSON: Okay. Is there a second to
10 that motion? Second?

11 MR. CLARKE: I'll second.

12 CHAIRMAN OLSON: Okay. A motion made and
13 seconded. We're taking a vote -- oh, we can't take
14 a vote yet. We've got to receive public comment.

15 Jose Riera.

16 MR. RIERA: Jose Riera, 123 Paranza Trace.

17 I've done many executive searches myself in my
18 former life as an engineer. I think getting all of
19 you involved in doing the first round of selections
20 would be really good. What I also think is, is
21 that when the final round of interview comes in,
22 they should be limited to one hour per each one of
23 you because my understanding from the last one is
24 somebody spent too much time and it kind of spoiled
25 the thing for our search. So I -- I'd like to

1 e-mail's put in, but then once the applications
2 come in, it will be --

3 MS. CASH-CHAPMAN: They'll get like an
4 automated response that says "Thank you for your
5 application. We look forward to hearing from you."
6 But I think Sacha might be referring to, to get
7 that actual posting, which one of us is going --

8 MS. MARTIN: Yeah. And when you say "staff,"
9 what does that mean? Staff?

10 MS. CASH-CHAPMAN: What do you mean?

11 MS. MARTIN: Does that mean this lady here?
12 What does it mean?

13 MS. CASH-CHAPMAN: Regarding which part?

14 MS. MARTIN: Huh?

15 MS. CASH-CHAPMAN: Regarding which --

16 MS. MARTIN: No. You said staff should --

17 MS. LIOTTA: Well, if it's going on Indeed, it
18 will have to be staff that does it because they're
19 the ones who would pay Indeed on behalf of the
20 Airport Authority to post it. So I don't know -- I
21 don't think the board members will be doing that.

22 MS. MARTIN: Because I think that was what you
23 were trying to get away with, having Kevin be
24 involved in the process. You don't want him
25 involved in the process.

1 recommend that we limit to one hour each one of the
2 board members interviewing that candidate and
3 that's it.

4 MS. CASH-CHAPMAN: Thank you.

5 CHAIRMAN OLSON: Okay. Thanks.

6 Ms. Martin?

7 MS. MARTIN: The questions that I was going to
8 ask, I -- I had answers to, but it seems to me
9 that, number one, you have to appoint -- if -- IT,
10 I don't know what that means, somewhere for the
11 applications to come into immediately, and someone,
12 if there's questions, can address those questions.
13 And then I think you have to go ahead -- because
14 you're all wishy-washy here, go ahead and
15 actually -- who's going to put together -- I guess
16 you're going to use the description and the
17 criteria of the job from previous -- of the
18 previous search, but somebody -- somebody has to do
19 that and get it to whomever and whatever. So you
20 have to assign somebody to direct the action.

21 CHAIRMAN OLSON: I -- yeah. I think that's a
22 good point.

23 MS. LIOTTA: Well, my understanding of the
24 motion was that staff would be directed to do the
25 postings with -- you know, once the -- the new

1 MS. CASH-CHAPMAN: The only real involvement
2 that we would be asking for from the office is the
3 initial posting it onto the job sites because we
4 wouldn't be able to do that.

5 MS. MARTIN: Okay.

6 CHAIRMAN OLSON: Like the clerical --

7 MS. CASH-CHAPMAN: And the applications as
8 they come in.

9 MS. MARTIN: But Kevin would not be involved
10 in that?

11 MS. CASH-CHAPMAN: Correct.

12 MS. MARTIN: Correct.

13 MS. CASH-CHAPMAN: And the applications
14 would --

15 MS. MARTIN: Which means this lady here.

16 MS. CASH-CHAPMAN: She would put up the
17 initial posting and then nothing further would go
18 directly to her. It would go to the e-mail that we
19 set up. And then there would be an automated
20 response from that e-mail that none us will have to
21 do anything for except for the initial setup that
22 says "Thank you so much. We'll be in contact."

23 CHAIRMAN OLSON: Okay.

24 MS. MARTIN: Or maybe we can hear from her
25 to --

1 CHAIRMAN OLSON: Okay. Thank you, Ms. Martin.
 2 I don't see any other -- no one else has
 3 signed up for this item. So we have a motion
 4 that -- and made a second. We've had public
 5 comment. We're going to vote.
 6 Ms. Cash-Chapman?
 7 MS. CASH-CHAPMAN: Aye.
 8 CHAIRMAN OLSON: Mr. Clarke?
 9 MR. CLARKE: Aye.
 10 CHAIRMAN OLSON: Ms. Liotta?
 11 MS. LIOTTA: Aye.
 12 CHAIRMAN OLSON: Ms. Ludlow?
 13 MS. LUDLOW: Aye.
 14 CHAIRMAN OLSON: And I vote yes also.
 15 Okay. Let's see.
 16 MS. CASH-CHAPMAN: But just so we're clear,
 17 because we didn't actually decide, who is going to
 18 be the person that says "Here's the verbiage,
 19 Cindy. Could you please post this on Indeed for
 20 us?"
 21 MS. LUDLOW: Who is our IT department you were
 22 talking about?
 23 CHAIRMAN OLSON: You mean approving the
 24 language?
 25 MS. CASH-CHAPMAN: Right. We need to actually

1 post the position. So who is going to take the
 2 language from the last one?
 3 CHAIRMAN OLSON: Well, are you going to? Can
 4 you do that?
 5 MS. CASH-CHAPMAN: I can. I just -- I'm not
 6 going to do it if four other people are going to do
 7 it, too, though. So I want to make sure that we're
 8 on -- on the same page here.
 9 MS. LUDLOW: Do you want to work with the --
 10 CHAIRMAN OLSON: I'm confident to have
 11 Ms. Cash-Chapman do that. Or do you want to just
 12 distribute it electronically to the -- well, you
 13 can't do that.
 14 MS. CASH-CHAPMAN: I can't do that, but I'd be
 15 happy to send it to --
 16 MS. LUDLOW: But we have to approve it, right?
 17 After you write it up, the board approves it?
 18 MS. CASH-CHAPMAN: Yeah.
 19 MR. BLOCKER: Mr. Chairman, you want to just
 20 make sure there's clear board direction so we -- we
 21 don't leave this unanswered.
 22 CHAIRMAN OLSON: Yes. Yeah. Right. Yeah.
 23 MR. BLOCKER: If it's going to be
 24 Ms. Cash-Chapman and she's nice enough to
 25 volunteer, let's just make sure that the board has

1 directed and given some direction here.
 2 MS. CASH-CHAPMAN: Are you asking me to come
 3 up with something and present it to you at the next
 4 meeting? Or are you asking me to do it, go for it,
 5 and send it to Cindy to post?
 6 CHAIRMAN OLSON: Well, actually, I think
 7 you're going to need to have some time to develop a
 8 list of where you're going to expose this thing
 9 also. There's a bunch of organizations out
 10 there --
 11 MS. CASH-CHAPMAN: Uh-huh.
 12 CHAIRMAN OLSON: -- and -- and there's like
 13 three or four nationally with airports and all
 14 that. So it might be, you know -- one option we
 15 have is for you to bring back the narratives at the
 16 next meeting. Or you could look -- you could --
 17 but, again, you have what ADK has done for us.
 18 MS. CASH-CHAPMAN: I mean, realistically, are
 19 we changing the job description that much, or are
 20 we using the same --
 21 MS. LIOTTA: What my -- my understanding of
 22 what we were doing is it was just taking what we
 23 already had from the last search. I'd be very
 24 comfortable with -- with Ms. Cash-Chapman looking
 25 at that, updating things like --

1 CHAIRMAN OLSON: Yeah.
 2 MS. LIOTTA: -- you know, months or dates or,
 3 you know, minor administrative things and just
 4 seeing that --
 5 MS. CASH-CHAPMAN: Right.
 6 MS. LIOTTA: -- that gets, you know, updated
 7 and approved. I don't think it's going to need any
 8 substantive changes that are going to require
 9 coming back to the board if we have a prior job
 10 description that just went out within a year --
 11 last year.
 12 CHAIRMAN OLSON: Yeah, I agree. And the other
 13 thing that we, I think, have really a good
 14 utilization for this is we have our strategic
 15 business plan, and that -- and that could be a link
 16 that applicants can look at to understand our
 17 priorities. A lot of what we want our permanent
 18 executive director to do is be able to implement
 19 all those priorities.
 20 MS. CASH-CHAPMAN: And is all of that listed
 21 on our website already, right, or --
 22 CHAIRMAN OLSON: No, it has not been posted on
 23 the website, but it can be available electronically
 24 very soon.
 25 MS. CASH-CHAPMAN: Because it's also very nice

1 to find a candidate that seeks that out on their
 2 own without us having to hand them everything.
 3 CHAIRMAN OLSON: Yeah, there was to be a final
 4 presentation on that at our -- one of our meetings
 5 in July.
 6 MS. CASH-CHAPMAN: Okay.
 7 CHAIRMAN OLSON: So it's imminent in that it
 8 would be electronically available.
 9 MS. CASH-CHAPMAN: Okay. So I am happy to --
 10 to take the last posting that we have, update any
 11 dates that may need to be changed, and then get
 12 that.
 13 MR. CLARKE: I have a question. The last
 14 time, we ran into the issue of whether or not to
 15 hire this person under a contractual arrangement or
 16 an at-will arrangement. Do we need to disclose
 17 that up-front?
 18 MS. CASH-CHAPMAN: I think we can just say --
 19 I don't think we have to say anything, but if it
 20 comes up, we can say we can negotiate -- negotiate.
 21 That should be fine.
 22 MR. CLARKE: Do we have to decide that now?
 23 MS. CASH-CHAPMAN: I don't think so.
 24 MS. LIOTTA: I don't think we do. And I don't
 25 want to have to get into anything that's going to

1 require amending the current description that might
 2 have to come back for another board vote.
 3 CHAIRMAN OLSON: Yeah. Yeah.
 4 MS. LIOTTA: I think for those candidates, if
 5 it's super important for them, they'll bring it up.
 6 And I think the -- I think this -- it's my
 7 impression that we as a group would be open to
 8 discussing that, but I wouldn't want to dive into
 9 those weeds right now.
 10 CHAIRMAN OLSON: Mr. Clarke, if I recall, we
 11 sort of decided -- we did decide at -- when -- at
 12 the last recruitment effort that we would have an
 13 employment contract in place within -- I believe it
 14 was six months after that person was hired. It was
 15 because we didn't have -- the matter just came up.
 16 So we could be more prepared this time by the time
 17 we have a hiring decision to have an employment
 18 contract in place, but, I mean, it was -- basically
 19 there was a decision made back then. But, yes, it
 20 looks like we need to do that.
 21 MR. CLARKE: Okay. I recall that. I just
 22 recall -- also recall speaking to Mr. Brienza, and
 23 he said he was comfortable as an at-will employee
 24 as opposed to having a contract. So --
 25 CHAIRMAN OLSON: But that's --

1 MR. CLARKE: -- I just want to put that out
 2 there.
 3 CHAIRMAN OLSON: I am not so sure in my
 4 impression, but fine.
 5 Okay. So we've handled that item. It looks
 6 like --
 7 MS. CASH-CHAPMAN: Before we keep going, can I
 8 just ask everyone to start thinking now of a
 9 question, because this is something that we're
 10 going to need to really think hard on and come back
 11 with a decision on as far as when we do have two
 12 final candidates -- I know it seems like it's
 13 really far away, but it's not -- what is the one
 14 thing that we would want them to present to us?
 15 So if we could just start thinking now about
 16 an issue or a problem at this airport, and then
 17 that way, when it comes time for us to discuss it,
 18 we all have a question and we can figure out which
 19 one we want to pick.
 20 CHAIRMAN OLSON: Yeah.
 21 MS. CASH-CHAPMAN: Thanks.
 22 CHAIRMAN OLSON: Yeah, I think that process
 23 is -- is really good. So good idea.
 24 So, again, I believe we're through the agenda.
 25 MR. BLOCKER: Excuse me, Mr. Chairman. Sorry

1 to interrupt, probably need to recognize --
 2 CHAIRMAN OLSON: Yes.
 3 MR. BLOCKER: Yes, sir, we do a need a motion
 4 or -- and a second.
 5 CHAIRMAN OLSON: Oh, I thought we did a
 6 motion. Did we do --
 7 MR. BLOCKER: Did we do a motion and second?
 8 CHAIRMAN OLSON: I believe we acted on it.
 9 MS. CASH-CHAPMAN: For me to --
 10 MS. LIOTTA: Oh, to the job description?
 11 MS. CASH-CHAPMAN: We haven't done one for me
 12 to do the posting, if that's what I'm going --
 13 MR. BLOCKER: Correct.
 14 MS. LIOTTA: I make a motion that the
 15 Authority assign Michelle -- Ms. Cash-Chapman to
 16 work with staff to update the prior description for
 17 the executive director job description and get it
 18 distributed out.
 19 CHAIRMAN OLSON: Okay. Yeah.
 20 MS. LUDLOW: Does it come back to us first?
 21 CHAIRMAN OLSON: No, that isn't the motion.
 22 MS. CASH-CHAPMAN: We discussed it not coming
 23 back because the only thing we're going to update
 24 would be any dates.
 25 MS. LUDLOW: Okay.

1 MS. LIOTTA: Well, I'll clarify: To update it
2 for administrative matters --
3 CHAIRMAN OLSON: Okay.
4 MS. LIOTTA: -- and get it -- get it posted
5 out.
6 CHAIRMAN OLSON: Is there a second -- second
7 to that motion?
8 MR. CLARKE: I'll second.
9 CHAIRMAN OLSON: Okay. Motion made and
10 seconded.
11 MR. BLOCKER: Mr. Chairman, if you can just
12 offer public comment.
13 CHAIRMAN OLSON: Yes. Public comment on the
14 motion?
15 (None.)
16 CHAIRMAN OLSON: Not seeing any public
17 comment, we'll go to vote.
18 Ms. Cash-Chapman?
19 MS. CASH-CHAPMAN: Aye.
20 CHAIRMAN OLSON: Mr. Clarke?
21 MR. CLARKE: Aye.
22 CHAIRMAN OLSON: Ms. Liotta?
23 MS. LIOTTA: Aye.
24 CHAIRMAN OLSON: Ms. Ludlow?
25 MS. LUDLOW: Aye.

1 CHAIRMAN OLSON: And I vote yes also.
2 PUBLIC COMMENT - GENERAL
3 CHAIRMAN OLSON: Okay. Now, proceeding to --
4 we're through our agenda to general public comment.
5 Mr. Hay.
6 MR. HAY: Three-minute counter.
7 I'm here today to bring back some memories.
8 Those memories are of a vote that should have lied
9 dead on the table regarding a services contract
10 that occupied pages 30 through 85 of your last
11 meeting, which encompassed 221 pages. 221 pages is
12 like a Jacksonville City Council meeting where
13 19 people are speaking. It's unheard of to have
14 those kind of minutes.
15 But that services contract went without motion
16 except for a motion from the chair. That motion
17 from the chair, then through chairman intimidation,
18 which is a little known act where the chair makes a
19 motion, it's kind of unethical to leave him out
20 there hanging, and it was seconded. And it was
21 voted on three to two by the chair, by the second,
22 and by one other member.
23 Had that services contract not been moved
24 forward, you would not have had discussions on
25 30 through 85. You might not be looking at a need

1 for a termination clause, which when someone goes
2 back to that contractor and says, "Hey, we need an
3 end date on this," they're not going to do it
4 without money.
5 So you add that, plus a complete disregard for
6 parliamentary procedure and Robert's Rules of
7 Order, with inflection, intonation, eye-rolling,
8 cutting people off, it's a complete disrespect for
9 colleagues.
10 And as a constituent, I'm allowed to do what
11 I'm going to bring up, and that is I'm going to ask
12 a member of this board, before this meeting is
13 through, to step forward and move for a vote of no
14 confidence in the chair; and if that vote prevails,
15 I ask that the board request the chair to step
16 aside laterally, because you do not have the
17 authority to remove him from the board, but to ask
18 him to step aside laterally, and that the first
19 agenda item number of your next meeting is to
20 select a new chair from those that remain.
21 This letter, which was released to me and to
22 the other television stations around Jacksonville
23 that want to make a mockery of the way this board
24 is conducted, is about to go public. And the
25 allegations against a member of the Bar are

1 unfounded. There's a suggestion of inappropriate
2 activity. There's an allegation of unethical
3 conduct. Those are big allegations against a
4 member of the Bar because he represents a Florida
5 public entity. That raises a whole new level of
6 bad. And if those allegations made out of the
7 Sunshine by the chairman in a private e-mail that
8 should have never been private come to light on
9 TV 47 or Channel 4 or Channel 30, your constituency
10 is going to make it seem like this is even more of
11 a lacking -- laughingstock than they already do.
12 So I enjoin a member, any of you, to step
13 forward and call the question and move a motion for
14 a vote of no confidence against our current
15 chairman of the board, and I ask you to please do
16 that for the safety of the airport and for the sake
17 of all the constituents who put the rest of you in
18 office.
19 Thank you.
20 CHAIRMAN OLSON: Okay. Let's see. We have, I
21 think, another -- Ms. Martin, do you have -- you're
22 down for --
23 MS. MARTIN: I'm going to have to grow.
24 I actually -- oh, thank you. Thank you so
25 much.

1 I just wanted to, on a positive note, give a
2 little bit more details on our very successful
3 Wings & Wheels event. It was really something that
4 celebrates our airport. It's one thing that the
5 board members who have just been elected last fall
6 really wanted to do, and that is make our airport
7 available to the community as much as possible, and
8 this was a great sendoff.

9 We were just lucky that the rain that was
10 forecasted held off. And, in fact, it probably was
11 a good thing because we had -- we did have a lot of
12 people show up. And as the coordinator said, he
13 wanted to make sure that we could handle a big
14 crowd. That was something that was a big question.

15 You know, it was referred to that we had all
16 these cars and they were very interesting, but the
17 airport [sic] on display were enjoyed, thanks a lot
18 to the efforts of our staff here that -- that
19 provided their -- their dedication and their
20 efforts in making it a big success.

21 There was one staff member in particular,
22 James, who just went out of his way to make sure
23 that everybody was happy and everything was working
24 well. And I just want to thank the operations
25 staff for that.

1 Atlantic Aviation helped with towing the
2 aircraft in place. I don't know whether that was
3 voluntary or paid, probably a little of both.

4 Nimbus Aviation provided their amphibious
5 Albatross and a flashing Navy C45H Beech 18, as
6 well as an antique Woodie station wagon for the car
7 display.

8 Volato was able to provide a Honda Jet
9 Elite S, which they didn't know whether they could
10 do until the last minute because the use of the
11 aircraft. And the same thing with Modern Aero, who
12 were able to provide a Cirrus SR20. And Skypro
13 provided their Bell 47.

14 Patty Wagstaff Aviation Safety had an American
15 Champion aerobatics plane on the tarmac, and at
16 1:30, Patty put on an aerobatic demonstration up in
17 the skies. There was also a Thunder Mustang P51
18 and an Albee Sport homebuilt AS-II biplane.

19 Individual airport hangar tenants provided
20 piston planes that have been used for EAA youth
21 flights, Coast Guard auxiliary, Angel Flights,
22 Civil Air Patrol, Paws 'n Pilots, and there were a
23 few EAA fly-ins.

24 Anyway, it turned out a big success, thanks to
25 the efforts of a lot of people, and especially

1 Jerry, who was the coordinator of the entire thing.

2 CHAIRMAN OLSON: Yes. Thank you.

3 Mr. Riera.

4 MR. RIERA: Jose Riera, 123 Paranza Trace.

5 I would like for the board to look closely at
6 the definition of "aeronautical use" for hangar
7 space. I was riding my bicycle around the airport
8 and noticed a few hangars that didn't have
9 airplanes. Instead, they had canoes, boats, and
10 cars, but no airplanes. And I'm thinking, I, as a
11 future tenant looking for a hangar, I'm looking at
12 some of these spaces that some people are not using
13 it for the intended use by the FAA, since we
14 receive rent.

15 So I would like to make that discussion and
16 look into that because it is having an impact on
17 the list of potential tenants. We have
18 200-and-some people waiting while there are some
19 people taking advantage of public funds to store
20 their toys.

21 And, you know, if you had a car there
22 incidentally because you're flying, that's one
23 thing, but if you have it full of other things that
24 are non-aeronautical, that's my biggest complaint,
25 and I would like the board to consider reviewing

1 that policy and charging accordingly for that.

2 Thank you.

3 MR. CLARKE: Okay.

4 CHAIRMAN OLSON: Okay. Thank you.

5 Okay. Any other public -- general public
6 comments?

7 MS. LUDLOW: I'd like the floor for a moment.

8 CHAIRMAN OLSON: What? I'm sorry? What?

9 MS. LUDLOW: I'd like the floor for a moment.

10 CHAIRMAN OLSON: Okay.

11 MS. LUDLOW: Thank you.

12 I want to respond to a public comment, and
13 particularly to Mr. Hay's. And I totally agree
14 actually because what Mr. Olson did was the same as
15 slander.

16 CHAIRMAN OLSON: Excuse me. Let me -- let me
17 interject. Are you referring to privileged
18 communication between client and attorney?

19 MS. LUDLOW: I'm talking -- that's not
20 privileged.

21 CHAIRMAN OLSON: It is communication I had
22 with -- with our attorney. It's privileged. I'm
23 sure -- I'm not sure if that should be discussed.

24 MS. LUDLOW: Well, I -- all right. This is
25 what I want to say --

1 CHAIRMAN OLSON: I'm going to ask the general
2 counsel if that should be discussed.

3 Is this privileged communication between
4 client and attorney?

5 MR. BLOCKER: So, Mr. Chairman, the privilege
6 is with the board and with the attorneys. I don't
7 know specifically what Ms. Ludlow has in her hand.
8 I've heard reference to some letters. There has
9 been some communication --

10 CHAIRMAN OLSON: Yes.

11 MR. BLOCKER: -- between you as the chairman
12 and legal counsel.

13 CHAIRMAN OLSON: Yes.

14 MR. BLOCKER: Some of it may not be privileged
15 at this point just based on that it's gotten out to
16 the public. At that point, you know, the
17 privilege, you have to stay within the bounds of
18 that. So if you're --

19 CHAIRMAN OLSON: But is there a discipline
20 for -- I mean, has some discipline been violated?
21 Because I understand communication between client
22 and attorney is privileged and --

23 MR. BLOCKER: Well, that's a broad -- because
24 of -- because this is a public body in government,
25 we have to operate in the Sunshine. So during the

1 course of litigation, there is confidentiality
2 between attorneys. That's why we have shade
3 meetings. However, that can be breached. And it
4 appears that this -- there is some communications
5 that have -- have gotten out to the public. So at
6 this point, my advice would be to, since this has
7 come up and we have members of the public that have
8 copies of this -- it appears. I have not reviewed
9 what was --

10 CHAIRMAN OLSON: It appears that there are.

11 Let's see. My other question is it's a
12 Part 16 litigation matter, and I'm fully prepared
13 to discuss my concerns in the proper setting, but I
14 was advised by you in discussing this particular
15 thing that it would be something we should discuss
16 in a, quote/unquote, shade meeting.

17 MR. BLOCKER: No, I understand, Mr. Chairman.
18 And -- and obviously I shared advice to you that
19 this matter should be brought up, your concerns
20 that are now --

21 CHAIRMAN OLSON: And I'm prepared to bring
22 those concerns up.

23 MR. BLOCKER: Right. However, at this point,
24 there's no confidentiality. Those concerns are out
25 in the public. So my advice would be because

1 now -- when we had that conversation, this
2 information, to my knowledge, was not in the
3 public. It is --

4 CHAIRMAN OLSON: Am I free to respond to what
5 may -- am I free to discuss the matter also in all
6 aspects of it?

7 MR. BLOCKER: Mr. Chairman, you -- you as the
8 chairman, as a board member can -- can speak --

9 CHAIRMAN OLSON: Okay.

10 MR. BLOCKER: -- and -- and lay this out.

11 CHAIRMAN OLSON: Okay.

12 MR. BLOCKER: And I hope you understand, I
13 hope the board understands, this is a difficult --
14 this a difficult situation to -- to address --

15 CHAIRMAN OLSON: It is.

16 MR. BLOCKER: -- because of how this -- you
17 know, how it's coming to light here, but I would --
18 my recommendation would be to allow --

19 CHAIRMAN OLSON: Yeah.

20 MR. BLOCKER: -- Board Member Ludlow to finish
21 her remarks. You, Mr. Chairman, obviously can
22 address those remarks.

23 CHAIRMAN OLSON: Okay.

24 MR. BLOCKER: We have parties that are not
25 here, you know, to give their side of it, but the

1 board can --

2 CHAIRMAN OLSON: Okay.

3 MR. BLOCKER: -- move forward as it pleases.

4 CHAIRMAN OLSON: Okay. So I'm sorry for
5 interrupting you. Please proceed.

6 MS. LUDLOW: Thank you.

7 And it definitely is public when someone from
8 First Coast News calls and says "What about these
9 allegations that Mr. Bob Olson has made?" So
10 definitely public. I mean --

11 CHAIRMAN OLSON: I guess so.

12 MS. LUDLOW: -- I'm not First Coast News, but
13 I can tell you that.

14 So I do think it was, you know, like slander,
15 and you making the accusations and allegations
16 against him, I thought he did a very good answer
17 letter back to you saying he stood by everything he
18 said. But it isn't just -- you always think that
19 it's the RFPs that the board is against that you
20 bring up, but it isn't the RFPs. Yes, you do try
21 to push that on the board, but -- that's my
22 opinion, yes -- but I have personally been
23 subjected to things going on behind my back as a
24 board member, and so I feel like other things are
25 going on obviously behind the board's back.

1 CHAIRMAN OLSON: That I'm connected to?
 2 MS. LUDLOW: So -- yes.
 3 CHAIRMAN OLSON: Do you have --
 4 MS. LUDLOW: Yes, I do.
 5 CHAIRMAN OLSON: And --
 6 MS. LUDLOW: So I feel like you don't have the
 7 best interest of the board. You know, how you're
 8 pushing your own agenda, I don't think you have the
 9 best interest of the board, I mean, when the
 10 newspaper calls about something like this. So I'd
 11 like to make a motion that we have a vote of no
 12 confidence for the chairman.
 13 MS. CASH-CHAPMAN: Before we do that, can we
 14 just have a little bit more discussion? Because I
 15 understand, Mr. Olson, when you're in a position
 16 like this and -- and you're kind of taken -- it
 17 sounds like you're a little taken off guard by all
 18 of this, so I get that and I want to respect that,
 19 but I do think that we, as the rest of the board,
 20 have some concerns.
 21 And I -- Ms. Ludlow's right, I was contacted
 22 by outside people, "Hey, what do you know about
 23 this?" And I -- it's embarrassing, to say the
 24 least, to me to be called by the -- by members of
 25 the public and news outlets --

1 CHAIRMAN OLSON: Yes.
 2 MS. CASH-CHAPMAN: -- and have them ask me and
 3 we have no idea what's happening because -- and
 4 unfortunately for you at this moment, because
 5 you're the chairman of the board, when you send an
 6 e-mail like that -- and if I -- and I might be
 7 incorrect here, but the e-mails are public. I
 8 mean, anyone can do a search for our e-mails. So
 9 there's --
 10 MR. RIERA: Yep.
 11 MS. CASH-CHAPMAN: Anything in writing is
 12 difficult in general.
 13 CHAIRMAN OLSON: Well --
 14 MS. CASH-CHAPMAN: But when you send that
 15 e-mail accusing an attorney that we have selected
 16 of --
 17 CHAIRMAN OLSON: What?
 18 MS. CASH-CHAPMAN: -- doing something
 19 inappropriate or advising us incorrectly, just --
 20 that's a big deal. And it sounds like it's coming
 21 from all of us to them. And I'm sure that's not
 22 your intention. I know that you speak for
 23 yourself. But from an outsider looking in, I'm
 24 sure you could see that it looks like the five of
 25 us are saying "You're doing something wrong."

1 CHAIRMAN OLSON: Okay.
 2 MS. CASH-CHAPMAN: And so it's -- it's
 3 concerning to me. And I know that he responded to
 4 your e-mail and -- and he's correct, you have a
 5 right, you have a duty to the Authority to bring
 6 any concerns forward. And I -- I was surprised
 7 that I had to hear it from outside sources that
 8 there was an issue instead of from you.
 9 CHAIRMAN OLSON: And I'm surprised too.
 10 I'm -- I've been under the impression that
 11 communication with one's attorney is -- is
 12 privileged, that it would not be circulated. I
 13 believe Mr. Roberts in responding to me, which was
 14 appropriate, copied the rest of the board.
 15 MS. CASH-CHAPMAN: Uh-huh.
 16 CHAIRMAN OLSON: And I'm not sure why he did
 17 that, but that -- when I saw that, I thought, Well,
 18 that does go outside the privileged channel. But
 19 if --
 20 MS. LIOTTA: I'd like to clarify one thing.
 21 CHAIRMAN OLSON: Yes.
 22 MS. LIOTTA: You made a statement that he
 23 copied the rest of the board. I don't believe I
 24 was copied on that.
 25 CHAIRMAN OLSON: Yes. Right. Right, he --

1 MS. LIOTTA: I've never seen this letter. I
 2 don't know what this is. So...
 3 CHAIRMAN OLSON: He copied -- you're right, I
 4 will add that, yes.
 5 MS. LIOTTA: I haven't been contacted by
 6 anybody outside, so literally this meeting is the
 7 first that --
 8 CHAIRMAN OLSON: If -- if the board will allow
 9 me to discuss this from my perspective, first off,
 10 Mr. Roberts is employed by us. I believe I have
 11 a -- a right and an obligation to bring forth
 12 concerns about performance to an employee --
 13 consultant or employee that is directly employed by
 14 us.
 15 These are my views. I didn't -- I signed my
 16 name to these. I did not sign anyone else's name.
 17 I did communicate and -- so I sent Mr. Roberts a
 18 message after the last meeting because I was
 19 concerned that he had given incorrect answers to
 20 certain questions, and I can go through what my
 21 concerns were.
 22 The first one was when I proposed -- and let
 23 me just say I respect whatever majority view this
 24 board votes for. I -- I -- but I feel that as a
 25 member of the board, I -- I have an obligation to

1 bring in -- bring forth ideas and ways to approach
2 things, and that's what I did. I brought forth the
3 urging that when we divvy up land at the airport,
4 that we go through an RFP process. I advanced that
5 suggestion in the meeting.

6 Mr. Roberts responded that RFPs are typically
7 used for acquisition of services and leasing of
8 existing buildings. And as I said in my letter,
9 his response was taken as truth and -- by
10 Mr. Clarke, who surely heard the counsel say that,
11 yes, that's -- so -- it's not used for raw land.
12 And so he --

13 MS. LIOTTA: Well, actually, that wasn't --
14 that's in reference to a public meeting. Right? I
15 was there, and my recollection of that particular
16 item was that he also said that you can do an RFP.

17 CHAIRMAN OLSON: Yes, but --

18 MS. LIOTTA: No -- it was not my recollection
19 that Mr. Roberts said, "You're not allowed to do an
20 RFP." So I -- I wouldn't --

21 CHAIRMAN OLSON: But he gave the impression
22 and steered the discussion to --

23 MS. LIOTTA: That wasn't -- that was not my
24 impression. I heard him say, "You can do an RFP."
25

CHAIRMAN OLSON: Well, it was -- it was

1 looking at my comments.

2 Oh, I proposed in the meeting that we seek
3 dismissal, because I was wondering what happens at
4 the end of this 120 days. Do we -- what happens?
5 And -- we continue to have discussions with Volato
6 or is there another option of seeking dismissal?
7 Because we have fulfilled -- we had addressed the
8 complaint and allowed Volato to make their
9 presentation and make their proposal.

10 Mr. Roberts did -- I have -- I don't have the
11 exact quote, but he did not agree that we had the
12 option of seeking a dismissal. That would -- as it
13 turns out, that disagrees with our other aviation
14 co-counsel, who says, yes, you have that option.
15 In fact, there's two possibilities. He's
16 recommending that we wait until the end of the
17 120 days, and we're almost there. Actually, now
18 we're close to it. But that we have two ways: To
19 ask to join with Volato and seek dismissal or
20 unilaterally seek dismissal from FAA. Essentially,
21 it is what's been characterized as calling the
22 question because FAA has never determined that
23 there was a violation of Part 16. They've only
24 agreed to the proceeding being posted.

25 So that was the -- let's see. I'm looking at

1 Mr. Clarke's impression because Mr. Clarke used
2 that as a reason that he voted. One of the stated
3 reasons -- it's in the minutes that he voted that
4 way because he cited that it's -- he cited that as
5 a reason. So it did influence a vote. And, in
6 fact, it was wrong because it is extremely common
7 for -- and I included examples currently on --

8 MS. LIOTTA: Well, I won't speak for
9 Mr. Clarke. He's right here, if we want to get his
10 opinion.

11 MR. CLARKE: I'll -- I'll respond when you're
12 done with your statement.

13 CHAIRMAN OLSON: Okay. Okay. So, anyway,
14 it's in the minutes Mr. Clarke cited that as a
15 reason to not go with the RFP process. So I felt
16 that -- I was concerned that that's -- that
17 Mr. Roberts handled that wrongly, and it -- and it
18 appeared to -- with a couple of other things, to
19 influence the vote. Not that it -- the vote would
20 be different if it was revoted, but I was talking
21 specifically about the way he was performing and
22 handling the meeting.

23 The next thing is the advice on the Volato
24 relative to -- let's see. What was his point? I'm
25 sorry. I was not prepared to do this, but I'm

1 what else my letter to -- oh, at the end of the
2 meeting, there was discussion -- there was public
3 testimony about the 27 million that we would have
4 to pay back if we were found to be in violation of
5 the FAA regulation Part 16. That was a matter
6 brought up by -- I believe in the minutes now, it
7 shows Mr. Liotta in public comment brought that up.
8 And that's been brought up to me before. In fact,
9 it was brought up in calls to me by interested
10 parties as early as January, "Olson, you've got to
11 be aware that the airport could lose \$27 million.
12 A past grant could be clawed back if you don't --
13 if we don't respond to this in ten days," those
14 kinds of calls.

15 As it turns out, that is not even in the --
16 according to Mr. Margolas [sic], our aviation
17 co-counsel, that's not even in their -- in the
18 filing made by Volato, so that would not even be a
19 consideration.

20 MS. CASH-CHAPMAN: I don't -- I don't mean to
21 interrupt you, but I'm just wondering. I
22 understand that you -- we've asked you to kind of
23 respond to these things, but perhaps we don't go
24 into quite as much detail regarding --

25 CHAIRMAN OLSON: Really? Okay.

1 MS. CASH-CHAPMAN: I'm just -- I'm worried
 2 about people in the room and on the board that
 3 maybe shouldn't -- some of these things, I agree,
 4 should be discussed in a shade meeting. So I
 5 understand what you're doing --
 6 CHAIRMAN OLSON: Absolutely, it should be.
 7 MS. CASH-CHAPMAN: -- but if you could perhaps
 8 generalize a couple of things, that might be a
 9 little bit more beneficial later down the road for
 10 us.
 11 CHAIRMAN OLSON: I am -- I guess what I'm
 12 doing is I don't see anything in my communication
 13 to Mr. Roberts that goes beyond a -- me as a
 14 responsible member of this authority communicating
 15 privately with our counsel, sharing my individual
 16 concerns with some of his responses at our meeting.
 17 MS. LUDLOW: The newspaper knew it.
 18 CHAIRMAN OLSON: Well, that's -- I'm sorry. I
 19 didn't -- I didn't perpetuate that.
 20 MS. LUDLOW: I'm sorry you guys don't have a
 21 copy of this.
 22 CHAIRMAN OLSON: I didn't -- I didn't do that.
 23 That was not my intention --
 24 MS. LUDLOW: They called your name.
 25 CHAIRMAN OLSON: -- and not my belief.

1 Well, I mean, things happen.
 2 MS. LUDLOW: Yeah.
 3 CHAIRMAN OLSON: I guess that happened, but
 4 I'm -- I'm not responsible for this becoming an
 5 open news item. I am not responsible.
 6 MS. LUDLOW: Well, I -- I still maintain, you
 7 know -- or make a motion -- I call the vote to --
 8 that -- that our chairman has acted recklessly
 9 outside of the Sunshine.
 10 CHAIRMAN OLSON: Okay.
 11 MS. LUDLOW: I'm calling for a vote.
 12 CHAIRMAN OLSON: Okay. Motion made. Is there
 13 a second to the motion?
 14 MR. CLARKE: May I make a comment before we --
 15 before we do that?
 16 When I checked my airport e-mail this morning,
 17 you know, for the first time in a few days -- I've
 18 been working on the minutes for the -- the master
 19 plan meeting that we had on Thursday, so I didn't
 20 open my e-mail until this morning, and I was
 21 floored by what I read, Mr. Olson's message to
 22 Mr. Roberts and then Mr. Roberts' response. And
 23 it's not what it contains, you know, the statements
 24 like "inaccurate, plainly incorrect information,
 25 inappropriate and unprofessional behavior,

1 irresponsible, failure to inform the board,"
 2 et cetera. You can read it at your leisure. But
 3 it was the fact that we -- the board -- our counsel
 4 are clients of the board. That is the five of us,
 5 not -- not the board -- the chairperson of the
 6 board, nor the executive director, nor any of the
 7 staff. And so this was quite disturbing to me.
 8 And I didn't -- as far as the matter of the
 9 RFP, I did make some comments on the RFP. I'm in
 10 favor of the RFP process, but I -- I do not believe
 11 we should use it to solicit businesses to occupy
 12 space on the airport property -- limited airport
 13 property while we have a waiting list of 300 users.
 14 If we had excess capacity, I'm -- I'm
 15 100 percent in favor of issuing RFPs to fill in
 16 that capacity, but right now we have negative
 17 capacity. And so that's -- you know, that's my
 18 objection to the RFP.
 19 And I -- my -- my -- my vote certainly wasn't
 20 influenced by Mr. Roberts' comments. I have been
 21 on both ends of an RFP, as a respondent and an
 22 issuer, and so I'm familiar with the process. So
 23 I -- it's very, very disturbing. And, I don't
 24 know, I would have to agree with Ms. Ludlow, we
 25 might just have to, you know, make this -- make

1 this an issue. Let's poll the board.
 2 MS. LUDLOW: Uh-huh.
 3 MR. CLARKE: If we're -- if we like it, the
 4 chairperson can stay in place. If not, then you
 5 can step aside. So this is an opportunity for you
 6 to --
 7 CHAIRMAN OLSON: Okay.
 8 MS. LUDLOW: Is that calling the question?
 9 CHAIRMAN OLSON: Well, we're looking for a
 10 second and that's where we are. Are you making a
 11 second?
 12 MR. CLARKE: Yeah, I'll have to make a second,
 13 yeah.
 14 CHAIRMAN OLSON: Okay. Motion made and
 15 seconded.
 16 Any -- do we need public comment?
 17 MR. BLOCKER: Mr. Chairman, we do --
 18 CHAIRMAN OLSON: Okay.
 19 MR. BLOCKER: -- yeah, need public comment.
 20 CHAIRMAN OLSON: Okay. Calling for public
 21 comment. Mr. Hay.
 22 MR. HAY: Bill Hay, 3545 St. Johns Bluff Road,
 23 Unit 205.
 24 I applaud the courage of Ms. Ludlow to come
 25 forward and Mr. Clarke to second. I implore the

1 remaining members of the board to enjoin in this.
2 This does not mean a slice against Mr. Olson.
3 He'll still be a member of this board should you
4 prevail on this vote of no confidence. He cannot
5 be replaced except if the governor chooses to
6 replace him or if he resigns. But it does mean
7 that the direction you guys started with the last
8 campaign and the last election was to bring new
9 lifeblood and new impetus and new motion forward in
10 this board and get rid of the things that we're
11 still currently doing, and that is kicking the can
12 down the road, means that that has an opportunity
13 to stop with one of the other members of this board
14 taking that position of chair.

15 So I thank you, Ms. Ludlow, for following up.
16 I thank you, Mr. Clarke, for seconding. And thank
17 the rest of you should you decide to vote in favor
18 of no confidence in our current chairman.

19 CHAIRMAN OLSON: Okay. Other public comment?

20 MR. RIERA: Yes. Jose Riera, 123 Paranza
21 Trace.

22 I just happen to have my notes from the last
23 board meeting that I attended, and what I have to
24 say in regards to the RFP is that I personally felt
25 that there was an agenda to push the RFP

1 considering that we have somebody in the airport
2 that wants to make some goods and say: Why don't
3 we just use them instead of having to go out in the
4 open. That's -- that was the comment I have from
5 the last time we were here.

6 In regards to -- I'm a member of the CDD, so I
7 abide by the Sunshine Law as well. And any
8 communications that I have with the lawyers of the
9 CDD, they are public -- public record, whether --
10 you know, unless I just keep it really hush-hush
11 and not even write it. But if you put it in
12 writing, it becomes a public record. And that is a
13 thing that we need to be aware, that you members of
14 the board, anything you put in writing, it's a
15 public record and it becomes a matter -- and so I
16 applaud the board for doing what they're doing and
17 all the good things, and so I vote -- not vote.
18 I'm sorry. I want to let the board decide what is
19 best, but thank you for bringing this up.

20 And, like I said, I'm a member of the CDD. I
21 wouldn't do anything in writing that is going to
22 affect the board. Obviously, it affects all of you
23 even if each one of you were to do your own thing
24 on your own.

25 CHAIRMAN OLSON: Okay. Anyone else, public

1 comment?

2 Mr. Liotta.

3 MR. LIOTTA: Matt Liotta, 93 Lake Mist.

4 Like some others here, this is the first time
5 I'm hearing of this. I haven't read this. I don't
6 have any details. But from what I hear, it sounds
7 like maybe there's a difference of opinion between
8 the two lawyers, and Mr. Olson is -- is choosing
9 one lawyer over the other. And I think that if
10 there is ever a potential difference of opinion or
11 a question as to whether the counsel that's being
12 given by the lawyer is -- is maybe not correct, I
13 think there's a really easy way to handle that:
14 Get a second opinion. Bring it up to the board and
15 say, "Hey, Board, I have a question about this. I
16 don't feel comfortable with this advice. I'd like
17 to get a second opinion."

18 I think that what sometimes happens when
19 there's more than one opinion out there and you
20 like one better than the other, you tend to think
21 the other one's wrong. But at the end of the day,
22 the board should have the benefit of all the
23 opinions, and the board should collectively take
24 that information and make -- make their judgment.
25 So I just think that there could have been a better

1 way to handle this, which was simply to get
2 additional information, maybe a second opinion.

3 I think there's only like 14 or 16 lawyers who
4 actually have experience practicing Part 16, and
5 unfortunately for this board, your two aviation
6 lawyers have never practiced Part 16 before. I've
7 always said that this board should have picked a
8 lawyer to represent them on the Part 16 action that
9 actually has experience with Part 16s.

10 Thank you.

11 CHAIRMAN OLSON: Okay.

12 MS. LUDLOW: I'd like to respond. Is he --
13 oh, no.

14 CHAIRMAN OLSON: Ms. Ludlow, would you --

15 MS. LUDLOW: Yes, I'd like to respond to that,
16 that it was -- that I wish the audience could see
17 what is in -- in the letter from our chairman to
18 the attorney. And he accused the attorney of
19 giving us advice that was favorable to Volato. I
20 mean, that is slanderous that -- that he -- it said
21 "irresponsible, inappropriate, unprofessional," and
22 that he was doing these things to be favorable to
23 one person.

24 Now, I think he was acting outside the
25 Sunshine Law, and I think I call up that --

1 CHAIRMAN OLSON: Are you saying I'm violating
 2 the Sunshine Law?
 3 MS. LUDLOW: Yes.
 4 CHAIRMAN OLSON: I just want to make sure that
 5 you made the statement --
 6 MS. LUDLOW: Recklessly.
 7 CHAIRMAN OLSON: -- I have violated the
 8 Sunshine Law.
 9 MS. LUDLOW: (Nods head.)
 10 CHAIRMAN OLSON: Okay. Let's see. Where do
 11 we go?
 12 Okay. Well, we have -- we've heard -- we've
 13 had public testimony. We have had -- we have a
 14 motion on the table.
 15 Ms. Cash-Chapman, are you prepared to vote on
 16 this?
 17 MS. CASH-CHAPMAN: So I just have to say that
 18 I -- I'm disappointed in how this was handled. I
 19 don't think that you meant harm by it, but I am
 20 disappointed in how it was handled. And,
 21 unfortunately, I have to vote aye, in favor of.
 22 CHAIRMAN OLSON: Okay. Mr. Clarke?
 23 MR. CLARKE: Aye.
 24 CHAIRMAN OLSON: Okay. Ms. Liotta?
 25 MS. LIOTTA: Well, this one's a little tricky

1 because obviously this all came about over the
 2 Part 16 from which I have a conflict and not a part
 3 of. I'm not aware of the facts and circumstances
 4 other than what I've recently heard.
 5 I do think it's -- I mean, as an -- as an
 6 attorney, I -- I think it's highly -- very, very
 7 surprising, if not shocking, as I think is even a
 8 word, to having be accused of such unethical
 9 behavior. That's -- that is the kind of activity
 10 that could be the basis of a Bar complaint. So I
 11 think if somebody has -- they should be very
 12 careful making those kinds of claims against
 13 somebody unless they have a really good faith basis
 14 for it. And I'm not sure I've heard that that is
 15 in evidence right as we're speaking. It sounds
 16 more like opinion.
 17 And I'm also disappointed that it -- from the
 18 description of it, that it was something that was
 19 done unilaterally instead of bringing concerns to
 20 the other board members -- obviously not me, it
 21 would have been the other nonconflicting board
 22 members, rather than putting something like that in
 23 writing. I think it shows a lack of judgment,
 24 unfortunately.
 25 CHAIRMAN OLSON: Okay. Ms. Liotta, we're

1 waiting for you --
 2 MS. LUDLOW: So did she vote?
 3 MS. LIOTTA: So, yeah, I think I just needed
 4 to say that, give some context around my vote.
 5 CHAIRMAN OLSON: Yeah.
 6 MS. LIOTTA: I don't think this is directly
 7 related to my conflict because, as was mentioned,
 8 I'll still not be involved in the part -- anything
 9 to do with the Part 16 and we all still remain on
 10 the board. But I'm going to vote.
 11 CHAIRMAN OLSON: Okay. Okay.
 12 MS. LUDLOW: You're going to vote?
 13 MS. LIOTTA: I'm going to vote, yeah. I think
 14 that it's -- yeah --
 15 CHAIRMAN OLSON: Okay.
 16 MS. LIOTTA: -- that it's something I have to
 17 vote if I don't have a conflict. So I'm going to
 18 vote yes.
 19 CHAIRMAN OLSON: Okay. Ms. Ludlow?
 20 MS. LUDLOW: Yes.
 21 CHAIRMAN OLSON: Okay. And I, out of the
 22 principle that I feel like I had the right to
 23 communicate with our attorney individually to
 24 express concerns about his performance and guidance
 25 at the meeting on June 12th, I vote no on this.

1 But the motion carries, and therefore we need to, I
 2 guess, name a new chairman and call for
 3 nominations? Or how do we do that, Mr. Blocker?
 4 MR. BLOCKER: Mr. Chair, you still are the --
 5 the chair at this point. So I'm going to refer to
 6 you as the --
 7 CHAIRMAN OLSON: Really?
 8 MR. BLOCKER: Well -- so -- until a new chair
 9 is nominated. So the board can choose to -- to
 10 make nominations right now, accept nominations. We
 11 can set it on the agenda for the next board
 12 meeting, and as a first order of business, select
 13 the -- you know, accept nominations on the new
 14 chair. There's nothing in our rules that prevent
 15 us from doing that now as well. So the board
 16 could, if it chooses, do that today as well.
 17 CHAIRMAN OLSON: Okay. So --
 18 MS. LUDLOW: I'll make a nomination.
 19 MR. BLOCKER: Just if I could finish, if a
 20 nomination and a new chair's appointed today, there
 21 obviously would be a switching of seats and a
 22 concluding of the meeting. I think there's more
 23 board reports and comments, but the board can
 24 choose to go ahead and conclude that now and -- and
 25 nominate. Then the next board chairman would --

1 selected would take -- take that -- assume that
2 position at the next board meeting. So...

3 CHAIRMAN OLSON: Okay.

4 MS. LUDLOW: I will make a nomination. And I
5 just -- I still want to say you acted recklessly
6 outside the Sunshine Law. You didn't just discuss
7 a topic with the attorney, you slandered him. I
8 mean, this is absolutely slander. Like "You're
9 inappropriate, you're unprofessional, you're
10 irresponsible."

11 MS. CASH-CHAPMAN: Reba, I hate to interrupt
12 you, but at the risk of you also --

13 MS. LUDLOW: Stop it? Okay.

14 MS. CASH-CHAPMAN: -- sounding inappropriate
15 and unprofessional, we should probably just move
16 forward.

17 MS. LUDLOW: Okay. So I would like to
18 nominate Dennis as the new chairman.

19 CHAIRMAN OLSON: Okay. Nominations have come
20 in. One for Mr. Clarke. Any other nominations?

21 MS. LIOTTA: I'll second the nomination for
22 Mr. Clarke.

23 MS. CASH-CHAPMAN: Before we vote, Dennis, are
24 you interested in that? I just --

25 MS. LIOTTA: Yeah, fair.

1 CHAIRMAN OLSON: Okay.

2 MS. LUDLOW: Do we have to do that one at this
3 meeting?

4 MR. BLOCKER: It's -- it's -- it's up to the
5 board.

6 MS. LUDLOW: We can vote Dennis as chairman,
7 but we don't have to vote on a new treasurer yet?

8 MS. CASH-CHAPMAN: We should double-check and
9 make sure that we can't have both. I just -- I
10 know that we don't follow like Robert's Rules of
11 Order or anything; they're just a guideline for us.
12 So there -- there might be an opportunity for us to
13 take some time to find a new treasurer if none of
14 us are willing to jump into that role.

15 MR. BLOCKER: That's -- that is -- that is
16 correct; however, as a general practice, you know,
17 since the chairman has certain rules. So, I mean,
18 we do want to make sure that the chairperson's
19 separating of the rules, maybe not specifically,
20 just as a good practice.

21 The other thing, if I may, for the board to
22 consider is -- our rules do not address this, but
23 it's considered good practice to also have a
24 vice-chair as well. So the board is not
25 operating -- so it might be something to consider

1 MR. CLARKE: I accept. I won't be at the next
2 meeting. I'll be on vacation. Wait till I don't
3 show up and then move forward, I guess.

4 MS. LUDLOW: You can't leave us --

5 MR. CLARKE: No. You know, we can work
6 something --

7 CHAIRMAN OLSON: Motion made and seconded.
8 Do we need public comment on this?

9 MR. BLOCKER: We do. We do, Mr. Chairman.

10 CHAIRMAN OLSON: Okay.

11 MR. BLOCKER: And then when this vote is
12 concluded, I have one other legal point to -- to
13 raise.

14 CHAIRMAN OLSON: Okay.

15 MR. BLOCKER: But, yes, we can -- we need to
16 open it up for public comment.

17 CHAIRMAN OLSON: Public comment.

18 MR. LIOTTA: Matt Liotta, again. I thought
19 I'd point out something obvious. I don't think
20 that you can have the chairman and the treasurer be
21 the same person. So if you do end up going for
22 Dennis, then you're going to have to also then fill
23 yet another position. So just for what it's worth,
24 you know, think about that. Maybe somebody else
25 wants to raise their hand as well.

1 as well for the board's consideration.

2 CHAIRMAN OLSON: Okay. Well, we have a
3 motion, we've second, and we've heard public
4 comment. So all in favor, Ms. Cash-Chapman?

5 MS. CASH-CHAPMAN: Aye.

6 CHAIRMAN OLSON: Okay. Ms. Liotta?

7 MS. LIOTTA: Aye.

8 CHAIRMAN OLSON: Mr. Clarke?

9 MR. CLARKE: Aye.

10 CHAIRMAN OLSON: Ms. Ludlow?

11 MS. LUDLOW: Aye.

12 CHAIRMAN OLSON: And I vote yes, also.

13 Okay. We have a new chair. There you go.

14 MR. CLARKE: Thank you.

15 CHAIRMAN OLSON: So the -- any other business
16 that we need to conduct at this point?

17 Nothing else to conduct, we will go to
18 general -- oh, we've got -- we've done general
19 public comment. We'll go to member comments and
20 reports.

21 MEMBER COMMENTS AND REPORTS

22 CHAIRMAN OLSON: Ms. Cash-Chapman?

23 MS. CASH-CHAPMAN: I am going to hold off on
24 my report until the following meeting so that --

25 CHAIRMAN OLSON: Okay. Ms. Liotta?

1 MS. LIOTTA: Nothing.
 2 CHAIRMAN OLSON: Mr. Clarke?
 3 MR. CLARKE: Yeah, I want to comment on
 4 Mr. Riera's report. I believe that it would be
 5 wise for us to advise staff to, you know, conduct
 6 an inventory and, you know, let's get to the bottom
 7 of it. We have -- if we have tenants that are
 8 taking advantage of our storage space, then we need
 9 to -- we need to give them notice -- a 30-day
 10 notice to vacate.

11 And I would -- I would also suggest that we
 12 ask staff to give us an inventory of the -- of the
 13 hangars and -- and provide a registration number,
 14 tail number, along with at least one tail number
 15 for each hangar so that we could confirm that there
 16 are aircraft using the hangars and not campers and
 17 other personal effects.

18 CHAIRMAN OLSON: Okay.

19 MR. CLARKE: I don't know if we need a motion,
 20 but I think staff should report back to us next
 21 month to, you know, let us know.

22 MS. LIOTTA: Yeah. And my understanding is
 23 generally they'll do audits or whatever they're
 24 called to make sure people are conforming with
 25 their leases, and that's a big one, is obviously

1 not -- not -- not conforming to aeronautical use.
 2 I really don't want to do this, but I think we
 3 skipped an agenda item.

4 CHAIRMAN OLSON: What?

5 REPORT ON THE PROPERTY

6 MS. LIOTTA: I am sorry. I don't think we
 7 ever did anything on the -- Mr. Clarke's request
 8 that staff finish up the assessment of the
 9 property. I think you were looking for a report
 10 from staff --

11 MR. CLARKE: Yes.

12 MS. LIOTTA: -- on the lease value and some
 13 other items. Was it your intention to ask for them
 14 to get it done by a certain date maybe?

15 MR. CLARKE: Well, I think as -- as soon as we
 16 can. I would say by the end of July. I mean, it's
 17 not imminent, but I think it's important that we
 18 know -- we have the whole picture and view of that
 19 property. I was -- I didn't know much about it
 20 until the meeting on Thursday at the master plan
 21 meeting and Mr. Price showed me on one of the
 22 aerial photographs the -- how large the property
 23 was. So it's quite significant. It's 10 acres or
 24 more. So we need to know as much about it as we
 25 can, if -- if it's going to be sold, leased,

1 perhaps extend it as part of the -- it's not far
 2 from the airport property, the runway. It may be
 3 that we could connect it with a land bridge or
 4 something. So we can use it for other aviation
 5 purposes.

6 MS. LIOTTA: So the request -- okay. So
 7 the -- but the request to staff was -- was just to
 8 get --

9 MR. CLARKE: Yep.

10 MS. LIOTTA: -- what is the state of it today?

11 MR. CLARKE: Exactly. And all --

12 MS. LIOTTA: Because some of that other stuff
 13 sounds like something you might need an engineering
 14 firm to do.

15 MR. CLARKE: Right. Exactly. So, you know,
 16 give us -- give us a report, you know, what is
 17 the -- the acreage, how it is zoned, what is it
 18 worth on a fair market basis, what is it worth on a
 19 lease basis, any other pertinent information that
 20 could be determined.

21 MS. LIOTTA: Okay. So you wanted to get that
 22 basic information by the end of July?

23 MR. CLARKE: Yes.

24 MS. LIOTTA: Okay.

25 MR. CLARKE: I believe that's possible.

1 CHAIRMAN OLSON: Okay. Let's see. Member
 2 comments. Ms. Liotta -- Ms. Ludlow? Ms. Ludlow.

3 MS. LUDLOW: No report.

4 CHAIRMAN OLSON: Okay. I have -- well, I will
 5 hold this for our executive session because it
 6 relates to the Part 16 litigation, but I have --
 7 I've referred to guidance from Mr. Margolin, of the
 8 Akerman firm, that contradicts Mr. Roberts. I
 9 thought they were co-counsel. I thought we're --
 10 we're paying for this legal guidance, but we're
 11 not -- I -- I guess Mr. Roberts is not aware of the
 12 different views of Mr. Margolin, but I -- I was --
 13 I could read this letter, but I won't because I
 14 believe it's best and more appropriate to be
 15 included in the -- in the executive session meeting
 16 on the topic. But I will say that it does not
 17 agree with our -- with the guidance of Mr. Roberts,
 18 and I -- I had assumed until the meeting on the
 19 12th --

20 MR. BLOCKER: Mr. Olson, if I could just --
 21 not to interrupt your comments, but just -- just as
 22 general counsel, I think some of this gets into
 23 litigation --

24 CHAIRMAN OLSON: Well --

25 MR. BLOCKER: -- and at this point, this is

1 still ongoing. If we could just --
2 CHAIRMAN OLSON: Okay. But, you know, I've
3 been -- I've been maligned because of not -- in my
4 view, not complete revelations of the information
5 that became the motivation for me to express my
6 concerns to Mr. Roberts.

7 Okay. I'll --

8 MR. BLOCKER: I understand, Mr. Olson, but I
9 have to give advice to you all --

10 CHAIRMAN OLSON: Yes. Right.

11 MR. BLOCKER: -- as a board collectively.

12 So...

13 CHAIRMAN OLSON: Okay. So thank you for your
14 guidance on that.

15 I will now note that our next regular meetings
16 are July 10th, July 24th, August 14th, August 28th.
17 And we've made a decision about the exec session on
18 the morning of July 5th at 9:00 a.m. at the
19 administrative offices.

20 Okay. No further business, the meeting is
21 adjourned, and we're done at 6:00 p.m. roughly.

22 Wow.

23 (Meeting was adjourned at 6:05 p.m.)
24
25

1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA }
4 COUNTY OF ST. JOHNS }

5
6 I, Melissa Schroeder, Registered Professional
7 Reporter, certify that I was authorized to and did
8 stenographically report the foregoing proceedings; and
9 that the transcript is a true and complete record of my
10 stenographic notes.

11 I further certify that I am not a relative,
12 employee, attorney, or counsel of any of the parties,
13 nor am I a relative or employee of any of the parties'
14 attorney or counsel connected with the action, nor am I
15 financially interested in the action.

16 DATED this 5th day of July, 2023, in
17 St. Johns County, Florida.

18
19 *Melissa Schroeder*
20 Melissa Schroeder,
Registered Professional Reporter
21
22
23
24
25

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