

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 Budget Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, September 20, 2010

6 from 5:01 p.m. to 5:27 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE
- JOHN "JACK" GORMAN
- 10 KELLY BARRERA, Chairman
- CARL YOUMAN
- 11 JAMES WERTER, Secretary-Treasurer

12 * * * * *

13 ALSO PRESENT:

- 14 DOUGLAS N. BURNETT, Esquire, St. Johns Law Group, 509
- Anastasia Boulevard, St. Augustine, FL, 32080, Attorney
- 15 for Airport Authority.
- 16 EDWARD WUELLNER, A.A.E., Executive Director.
- 17 BRYAN COOPER, Assistant Airport Director.

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- 20 JANET M. BEASON, RPR, RMR, CRR, FPR
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1 P R O C E E D I N G S

2 CHAIRMAN BARRERA: We'd like to go ahead and
3 have everybody come back together. We would like
4 to reconvene the meeting. I'd like to call to
5 order the final public hearing of the St. Johns
6 County-St. Augustine Airport Authority for the
7 fiscal year 2010-2011 budget.

8 OPENING REMARKS BY CHAIRMAN

9 CHAIRMAN BARRERA: This is a very special
10 meeting, and I thank everybody for attending. We
11 have several members of the public here. We have
12 former board members here, and this is something
13 that many of us for a long time have worked on.
14 But more importantly previous board members set the
15 stage for this to happen. So I'd like to thank
16 everyone for coming.

17 Our millage rate has been discussed. We set
18 up an initial meeting on this based on our budget,
19 set up a second meeting. And our recommended
20 millage rate, staff?

21 ANNOUNCEMENT OF MILLAGE RATE - STAFF

22 MR. WUELLNER: .0 -- turn it on here.

23 MR. BRUNSON: Is that zero?

24 MR. WUELLNER: I didn't have the -- it takes

25 half a second. The staff's recommended millage

4

1 rate as the first substantial order of business is

2 to set a 0.000 millage rate.

3 DISCUSSION OF MILLAGE RATE BY AUTHORITY

4 CHAIRMAN BARRERA: Thank you. Do we have any

5 discussion of the millage rate? We've discussed

6 this many times. Do we have any further discussion

7 of this by our Airport Authority members?

8 MR. WERTER: I have no further discussion,

9 colts.

10 CHAIRMAN BARRERA: Buzz?

11 MR. GEORGE: No.

12 CHAIRMAN BARRERA: Jack?

13 MR. GORMAN: It will be hard for anyone to

14 argue with that rate.

15 MR. GEORGE: We can find one or two, I'm sure.

16 PUBLIC COMMENT ON MILLAGE RATE

17 CHAIRMAN BARRERA: Okay. Then would anybody

18 like to make a -- well, first let me go ahead and

19 open it up for public comment. Do we have -- we

20 have public comment on this item. Reba Ludlow?

21 MS. LUDLOW: Actually, I'm satisfied for once.

22 CHAIRMAN BARRERA: Mr. Sanchez?

23 (Claps hands).

24 MS. LUDLOW: Is that for me or for it?

1 ADOPTION OF MILLAGE RATE - RESOLUTION 2010-06

2 CHAIRMAN BARRERA: Hearing no further public
3 comment, we would like to see a motion for the
4 recommendation of the millage rate.

5 (Mr. Youman enters the room.)

6 CHAIRMAN BARRERA: The Resolution 2010-06, do
7 we have a motion?

8 MR. WERTER: I move that we adopt the
9 resolution reducing the millage rate to, as the
10 hand sign on the screen would show, the goose egg,
11 00. Resolution 2010-06.

12 CHAIRMAN BARRERA: Do we have a second?

13 MR. GEORGE: Second.

14 MR. YOUMAN: Third.

15 CHAIRMAN BARRERA: All in favor, aye?

16 MR. GEORGE: Aye.

17 MR. GORMAN: Aye.

18 MR. YOUMAN: Aye.

19 MR. WERTER: Aye.

20 CHAIRMAN BARRERA: Aye.

21 MR. WUELLNER: Let's read that resolution into
22 the record.

23 CHAIRMAN BARRERA: Certainly.

24 MR. BURNETT: This would be Resolution Number

1 Johns County Airport Authority of St. Johns County,
2 Florida, adopting a final levying of ad valorem
3 taxes for Fiscal Year 2010-2011, providing for an
4 effective date.

5 MR. WUELLNER: I'm not hearing it.

6 MR. BURNETT: Thank you, sir.

7 Whereas, the St. Augustine-St. Johns County
8 Airport Authority of St. Johns County, Florida, on
9 September 20th, 2010, adopted for Fiscal Year
10 2010-2011 a Final Millage Rate following a public
11 hearing as required by Florida Statute 200.065; and

12 Whereas, the St. Augustine-St. Johns County
13 Airport Authority of St. Johns County, Florida held
14 a public hearing as required by Florida Statute
15 200.065; and

16 Whereas, the St. Augustine-St. Johns County
17 Airport Authority proposed a millage rate of
18 0.0000;

19 Whereas, the proposed millage rate of 0.0000
20 does not exceed the rolled back rate.

21 Now, therefore, be it resolved by the
22 St. Augustine-St. Johns County Airport Authority of
23 St. Johns County, Florida, that the Fiscal Year
24 2010-2011 operating millage rate is 0.0000 mills

25 which does not exceed the rolled back rate.

7

1 This resolution shall take effect immediately
2 upon its adoption.

3 Duly adopted at a public hearing this 20th day
4 of September, 2010. St. Augustine, St. Johns
5 County Airport Authority by Kelly Barrera,
6 Chairman.

7 That is the resolution that was just adopted
8 and read into the record.

9 CHAIRMAN BARRERA: And the resolution passes
10 unanimously.

11 PRESENTATION OF PROPOSED BUDGET - STAFF

12 MR. WUELLNER: Okay. With that, we'll move on
13 to recommended budget. I'm not sure what's going
14 on with the graphic, but we'll move it along. Do
15 you have a printed copy of it I can use, please?
16 Thanks. It's not on this.

17 All right. Since we've more or less vetted
18 the budget over the last several meetings,
19 including last week at the preliminary budget
20 hearing, let me run over the proposed budget major
21 categories, and then as is your custom, should you
22 have questions about specific line items or
23 sections within it, we can address those at --
24 following that.

25 On the revenue side of the equation, proposed

8

1 for 2010-2011 is the home rentals at -- boy, it's
2 going to get small quick here -- \$21,600.
3 T-hangars at \$427,759. Conventional hangar rentals
4 of \$482,747. Commercial leases equating to
5 \$1,308,151. Other lease revenues equating to
6 \$202,644. And fees at \$240,000 -- excuse me,
7 \$240,434. For total operating revenues of
8 \$2,683,395 projected.

9 Nonoperating revenues, reserves forward at \$4
10 million. Interest at \$35,000. You have proposed
11 state grant revenue funding at \$502,500 for the
12 year. Federal grant money projected at \$9,975,000.
13 Ad valorem, zero. Making the total operating
14 revenue or total revenue projection at \$17,195,895.

15 On the expense side, salaries, taxes and
16 statutory as well as benefits equate to \$890,414.
17 Operating rev -- excuse me, operating expenditures
18 projected at \$1,092,481. For a total operating
19 expenditure estimate of \$1,982,895. You'll notice
20 that is about \$700,000 more operating revenues than
21 expenses projected.

22 Nonoperating expenditures. Reserves being
23 held at \$4,088,000. That would be a net new
24 contribution of \$88,000 to add surplus revenues

25 this year. Capital program equipment at \$35,000.

9

1 Construction projected at \$11,060,000. Bringing a
2 total expenditure budget projected at \$17,195,895.

3 Madam Chairman and the board, I'm pleased to
4 report that revenues projected and expenses
5 projected do equal, thereby resulting in a budget.

6 It would be our recommendation that the Airport
7 Authority adopt the budget at \$17,195,895 and adopt
8 Resolution 2010-07 in support of that action.

9 MR. BURNETT: Madam Chair, if I might for the
10 purpose of -- I guess before any comment on it,
11 read the resolution into the record.

12 CHAIRMAN BARRERA: Please.

13 MR. BURNETT: It's proposed as Resolution
14 2010-07. A resolution of the St. Augustine-St.
15 Johns County Airport Authority of St. Johns County,
16 Florida, adopting a final budget for Fiscal Year
17 2010-2011; providing for an effective date.

18 Whereas, a special meeting of the
19 St. Augustine-St. Johns County Airport Authority
20 was held in St. Augustine, Florida on the 20th day
21 of September, 2010 at 5:01 p.m. at which time a
22 majority of the members of the St. Augustine-St.
23 Johns County Airport Authority were present, and

24 Whereas, the St. Augustine-St. Johns County

25 Airport Authority has prepared a budget for the

10

1 Fiscal Year 2010-2011; and

2 Whereas, the St. Augustine-St. Johns County

3 Airport Authority held a public hearing on the

4 proposed annual budget as required by Florida

5 Statute 200.065; and

6 Whereas, the St. Augustine-St. Johns County

7 Airport Authority adopted the final millage rate

8 prior to adopting this Resolution.

9 Now, therefore, be it resolved by the

10 St. Augustine-St. Johns County Airport Authority of

11 St. Johns County, Florida that:

12 1. The annual budget estimates of revenues

13 and expenditures of the St. Augustine-St. Johns

14 County Airport Authority for the Fiscal Year

15 2010-2011, as considered and acted upon by the

16 St. Augustine-St. Johns County Airport Authority,

17 under and by the authority of the Laws of Florida

18 are hereby ratified, approved and adopted by the

19 St. Augustine-St. Johns County Airport Authority,

20 and the amounts of money set forth therein are

21 hereby appropriated.

22 2. The annual budget of revenues and

23 expenditures adopted for the ensuing Fiscal Year

24 2010-2011, shall be attached to the minutes of this

25 meeting.

11

1 This Resolution shall take effect immediately
2 upon its adoption.

3 Duly adopted at a public hearing this 20th day
4 of September, 2010. St. Augustine, St. Johns
5 County, Airport Authority by Kelly Barrera,
6 Chairman. That would be the proposed resolution.

7 PUBLIC COMMENT

8 CHAIRMAN BARRERA: Okay. We'd like to go
9 ahead and open that up for public comment. I have
10 Mr. Martinelli?

11 MR. MARTINELLI: No comment.

12 CHAIRMAN BARRERA: Ms. Ludlow?

13 MS. LUDLOW: No thank you.

14 DISCUSSION OF BUDGET BY AUTHORITY

15 CHAIRMAN BARRERA: Any board members comment?
16 Questions?

17 MR. GEORGE: Ed, just remind me again what is
18 the \$545,000 increase in commercial leases?

19 MR. WUELLNER: It is the first piece of the
20 Grumman property that now is under lease with the
21 Airport Authority. It's the Hangar 27 complex,
22 which is the north end of the U.S. 1 side.

23 MR. GEORGE: Okay.

24 CHAIRMAN BARRERA: Ed, with -- looking at the

25 hangar -- at the hangar rental lease that's

12

1 dropping and the vacancies opening, do we need
2 before we approve this budget to look at those
3 rates? I know that we have the 7 1/2 that the
4 board has talked about. Is that something that we
5 need to talk about now or at the following meeting?

6 MR. WUELLNER: I -- we're intending to deal
7 with it as a whole issue in October.

8 CHAIRMAN BARRERA: Okay.

9 MR. WUELLNER: As a -- we're going to have
10 some recommendations relative to changing some
11 rates on some of those 50 x 50/50 x 60 size to make
12 sure we get some occupancy going on.

13 CHAIRMAN BARRERA: I also notice that we lost
14 some occupancy in our T-hangars that concerned me.
15 Do we anticipate being able to fill those?

16 MR. WUELLNER: Yes. It's just a matter of
17 going through the list. That takes a while to do.
18 With the length of the list we have, by next month
19 they should be full again.

20 CHAIRMAN BARRERA: Okay. Those are my only
21 questions. Okay. Do we have any further board
22 questions, comments on this budget?

23 MR. YOUMAN: All of my questions were answered
24 in the previous meetings.

1 MR. GEORGE: I just have a procedural
2 question, and you've answered it for me before.
3 You've answered it, but I just want everybody to
4 hear it.

5 MR. WUELLNER: Hear it again.

6 MR. GEORGE: This sounds very ridiculous that
7 the state would require us to approve the millage
8 before we approve the budget. In other words, we
9 approve the budget and that tells us, based on what
10 we're planning on doing, how much millage we need.
11 So it just seems a little reversed. What is the
12 reason for that?

13 MR. WUELLNER: I don't think it's specified in
14 statute as to why, but I suspect it is that to --
15 by committing you to a millage prior to budget, the
16 temptation to continue to influence the budget by
17 adding items and items and increasing the tax that
18 would support that -- keeping in mind we're a bit
19 of an anomaly because it's revenue supported.

20 MR. GEORGE: Yeah.

21 MR. WUELLNER: The idea being that it would
22 not -- would keep you from unduly increasing the
23 budget and taxes by simply putting special interest
24 items within the budget.

25 MR. GEORGE: What -- what adds more confusion

14

1 to it, then, this is the second public hearing of
2 what the budget is.

3 MR. WUELLNER: Yes.

4 MR. GEORGE: And we've basically got it
5 approved and everything before the budget -- before
6 the public gets to open their mouth. So had they
7 come up with something, it would seem to me that we
8 do the budget, get the approval on that, and
9 then --

10 MR. WUELLNER: I -- I don't disagree with
11 you --

12 MR. GEORGE: Okay.

13 MR. WUELLNER: -- but I'm sure that was the
14 intent was, to avoid that.

15 MR. GEORGE: You can't fight city hall.

16 MR. WUELLNER: You certainly don't want to
17 find yourself out of compliance with the statute
18 even though the real risk to us is we could
19 mis-assess ad valorem tax. We aren't anyway.

20 MR. GEORGE: Okay.

21 MR. BURNETT: It is backwards. The statute
22 specifically says the first substantive issue
23 discussed shall be the percentage of the increase
24 in the millage rate, rather than the budget.

25 MR. GEORGE: Yeah.

15

1 MR. WUELLNER: Yes. But --

2 MR. GORMAN: They assume you've got your
3 budget done before you ask for millage.

4 MR. WERTER: But on the other hand, it's kind
5 of curious -- not curious, but it's kind of unique
6 that we establish the millage rate as a restricter
7 on the budget from unnecessary spending. As far as
8 the remark about the public having their input,
9 those other budget meetings that we've had in the
10 past, our public announcement, you know, are open
11 to the public for comment.

12 MR. GEORGE: But the law requires us to have
13 two and this is the second.

14 MR. WERTER: Right.

15 MR. WUELLNER: But you can make changes
16 between the first and the second. It's just
17 keeping in mind in our -- in all cases, the
18 TRIM-related millage is the one that covers, the
19 one set back in July.

20 MR. GEORGE: In my new role as of January 1st,
21 I just want to make sure where I can step in.

22 CHAIRMAN BARRERA: I'll entertain a motion.

23 ADOPTION OF BUDGET - RESOLUTION 2010-07

24 MR. YOUMAN: I make a motion that we accept

25 the budget as presented by administration.

16

1 MR. WERTER: I second.

2 MR. WUELLNER: The resolution --

3 MR. YOUMAN: Resolution 2010-07.

4 MR. WERTER: I second.

5 CHAIRMAN BARRERA: Okay. We have a motion and
6 a second. Do we have any further board discussion?

7 (None.)

8 CHAIRMAN BARRERA: All in favor, aye?

9 MR. GEORGE: Aye.

10 CHAIRMAN BARRERA: Aye.

11 MR. GORMAN: Aye.

12 MR. YOUMAN: Aye.

13 MR. WERTER: Aye.

14 CHAIRMAN BARRERA: Any opposed?

15 (None.)

16 CHAIRMAN BARRERA: Seeing none. The motion
17 passes.

18 FINAL COMMENTS

19 CHAIRMAN BARRERA: This is our opportunity to
20 make some final comments on this time.

21 I know this is something that's caused all of
22 the board members here at the table and the board
23 members in the audience a lot of angst through the
24 years, is working with this budget and working to

25 this day. So I'd like to give that opportunity to

17

1 each of our board members starting with Jack at the
2 end of the table and going down.

3 MR. GORMAN: I'll do something unusual; I'll
4 brag about Ed. He's -- he's done what he said he
5 would do and I'm proud of him. And he's under the
6 gun now to keep it going.

7 He's blessed with the fact that this is a heck
8 of a good business property and we've got, you
9 know, a firm in the field who employs a thousand
10 people. And his revenue has increased by that --
11 by that company being here. But he's done what he
12 said he was going to do, and so we're going to
13 carry on from there.

14 MR. WUELLNER: Thank you.

15 CHAIRMAN BARRERA: Buzz?

16 MR. GEORGE: Eight years ago when Jack, Bob
17 Cox, and I joined Suzanne and Joe Ciriello on the
18 board, for that year -- year prior to that, the
19 intensity level of the public outcry about paying
20 taxes to the airport that they didn't have anything
21 to do with, it had reached fever pitch. And it was
22 so severe that every elected official that I've
23 known at the airport has had part of their main
24 theme is getting off the tax rolls.

25 Well, in response to that, we the board made

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1 it our goal to relieve the citizens of this tax by
2 making the airport self-sufficient. In doing that,
3 we assessed our revenue sources, our assets, the
4 demands placed on us and the opportunities that we
5 had, and basically ran the airport like a business.

6 Previous boards have left us a great
7 foundation of facilities and airport features and
8 runways, towers and the like. But everyone
9 involved in the airport has come behind this
10 project. And that's tenants, businesses, FAA,
11 local support groups have all contributed to us
12 making this milestone event.

13 We cannot forget that the backbone of this
14 event is our airport staff, especially Ed Wuellner.
15 Without him, this would have never happened. He
16 built the plans to do this, and more importantly he
17 implemented them.

18 Our attorney Doug Burnett tells us that he
19 could only find one other taxing authority that had
20 gotten off the tax rolls, and I think it was the
21 lower Keys hospital district, you know, in the --
22 in the 90s. And I think that most of us will agree
23 that in today's world of steadily increasing taxes,
24 thought is rarely given to the prospect of actually

25 eliminating a tax.

19

1 Well, we're very proud today that we can say
2 that the most basic rule of elective office, that
3 of being responsive to the public we serve, has
4 been carried out. We thank all of you for being
5 here to share this with us, and it's a momentous
6 event for us, and I wish Bill Rose could be here.

7 MR. WUELLNER: Me, too.

8 CHAIRMAN BARRERA: Thank you, Buzz. Carl?

9 MR. YOUMAN: As a new board member, I'm
10 floating on the coattails of past administrations,
11 Ed Wuellner, past board members who did a fantastic
12 job putting this plan together.

13 I was one of those citizens that were one of
14 the irate so-called citizens back about five, eight
15 years ago because I didn't know what was going on
16 here, just didn't want to pay the tax. And I still
17 remember -- I still remember Jack, I really do. He
18 was sitting across the table and I was sitting on
19 the side and everybody was trying to tell me, you
20 know, why the taxes are okay, et cetera, and Jack
21 was the only one that was sitting there fighting
22 against it in that one meeting. I'll never forget
23 that.

24 And I ran on the basis of voting for no tax,

25 but in the future, if it's ever really a basic

20

1 emergency, I can see how it could be used again.

2 But I don't think it will ever happen, because I

3 think, like Buzz says, Ed and his staff have got it

4 way under control and it's going to be a business

5 venture and we can vote every year from now on 00

6 tax revenue.

7 I just want to thank everybody from the past,

8 because as I said, I'm riding on a coattail and

9 it's easy for me to say "Yea, I vote aye." And my

10 picture will be here, there and everywhere along

11 with the present board, but it's the past board and

12 the administration, not a newbie like me that did

13 that. Thank you, very much.

14 CHAIRMAN BARRERA: Thank you, Carl. Jim?

15 MR. WERTER: I have to agree with Carl on the

16 respect that we are the newcomers, Carl and myself.

17 But I have to along with everybody else commend Ed

18 on this.

19 Ed -- when someone asks me about the airport

20 and what the airport board does, I have to remind

21 them that this is a business and the board members

22 are like a board of directors for any major company

23 or midsize company. I guess this would in the

24 scheme of things in the United States be a mid to

25 larger company and Ed is our CEO/CFO. And he's not

21

1 the -- the chairman of the board, but that's pretty
2 much his role in this. And he's done a marvelous
3 job over the years he's been here.

4 When I ran for office, I recognized that at
5 that time the millage rate was already down, but
6 what was being overlooked by the general public was
7 the associated commerce that comes into St. Johns
8 County due to this airport whether we were paying a
9 nominal tax or not. It is an added gem that we are
10 now off the tax rolls. So it just made a wonderful
11 St. Johns County asset even better.

12 And again, I hope he doesn't hit us up too
13 hard for a raise at the next contract negotiation,
14 but Ed and his staff and -- and the resources that
15 he used, the consultants, the budgeting, should be
16 commended. But this should always be remembered,
17 tax or no tax, we are an asset to St. Johns County
18 because of the commerce we bring in to St. Johns
19 County.

20 CHAIRMAN BARRERA: Thank you, Jim.

21 I am very proud to represent this board and
22 very proud today to represent this board. I
23 appreciate the work of the previous board members
24 here. Thank you all for coming.

1 airport. And now, with the adoption of the zero
2 millage rate, it's even better. We're
3 self-sufficient. We have a lot to be proud of.
4 We've got businesses here on the field to be proud
5 of. We've got tenants we're very proud of. We
6 have a Pilots Association that gives to the
7 community. And we've got great community citizens
8 that get involved in the airport.

9 We have a wonderful staff under Ed's
10 leadership. We have a great staff behind the
11 scenes through Cindy, through Donna, through Kevin,
12 through Bryan, and also through the operations
13 staff that report to Kevin.

14 Year after year, we're recognized for our
15 wonderful audit and for the high amount of assets
16 that are managed with the low amount of staff. I
17 hope that we continue to take the work that's been
18 laid before us. I believe that we have other
19 opportunities that self-sufficiency will be
20 something in our future and I look forward to the
21 future that lies ahead. Thank you all. Buzz? I'm
22 going to let you do the invitation.

23 MR. GEORGE: Okay. We're going to adjourn
24 this meeting and we have set up some refreshments

25 for next door. We're going to have an official

23

1 signing session of our resolution. It's going to
2 be a little bit different in that we're going -- we
3 have asked all of the old board members to come
4 also because of their contribution.

5 MR. BRUNSON: Can't you say prior board
6 members?

7 CHAIRMAN BARRERA: Buzz? Buzz? Buzz, before
8 we adjourn --

9 MR. GEORGE: Touché.

10 CHAIRMAN BARRERA: Buzz, before we adjourn,
11 could you recognize the previous board members that
12 are in attendance and ask them to stand up?

13 MR. GEORGE: Let's have the previous board
14 members stand. I know some of them are not here
15 yet for some reason or another.

16 CHAIRMAN BARRERA: Thank you. We're
17 adjourned.

18 (Meeting adjourned at 5:27 p.m.)

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1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

6 I, JANET M. BEASON, RPR-CP, RMR, CRR, FPR, certify

7 that I was authorized to and did stenographically report

8 the foregoing proceedings and that the transcript is a

9 true record of my stenographic notes.

10

11 Dated this 23rd day of September, 2010.

12

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JANET M. BEASON, RPR-CP, RMR, CRR, FPR

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