

1 ST. AUGUSTINE - ST. JOHNS COUNTY AIRPORT AUTHORITY

2 General Meeting

3 held at 4796 U.S. 1 North

4 St. Augustine, Florida

5 on Monday, December 5, 2005

6 from 4:05 p.m. to 6:15 p.m.

7 * * * * *

8 BOARD MEMBERS PRESENT:

- 9 WAYNE GEORGE, Chairman
- RANDY BRUNSON
- 10 JOHN "JACK" GORMAN
- SUZANNE GREEN

11 BOARD MEMBER ABSENT:

- 12 BOB COX, Secretary-Treasurer

13 * * * * *

14 ALSO PRESENT:

- 15 DOUG BURNETT, Esquire, Rogers, Towers, Bailey,
- 16 Jones & Gay, P.A., 170 Malaga Street, St. Augustine,
- FL, 32084, Attorney for Airport Authority.

17 EDWARD WUELLNER, A.A.E., Executive Director.

18 BRYAN COOPER, Assistant Airport Director.

19 * * * * *

20
21
22
23
24
25

JANET M. BEASON, RPR, RMR, CRR
St. Augustine Court Reporters
1510 N. Ponce de Leon Boulevard
St. Augustine, FL 32084
(904) 825-0570

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

2

1	I N D E X	
2		PAGE
3	2. PLEDGE OF ALLEGIANCE	3
4	3. APPROVAL OF MEETING MINUTES	3
5	4. ACCEPTANCE OF FINANCIAL REPORT	4
6	5. APPROVAL OF MEETING AGENDA	5
7	6. REPORTS:	6
8	7. MEMBER COMMITTEE REPORTS	
9	A. MPO	13
	B. EDC	14
10	C. INTERGOVERNMENTAL	14
11	8. PROJECT UPDATES	15
12	9. ACTION ITEMS	

13	A. Annual Audit Presentation - Davis, Monk	47
	B. Restaurant Lease	68
14	C. Bank Loan Conversion	86
	D. Tree Removal & Relocation Bid Results	92
15	E. Budget Comparative Analysis	111
16	10. HOUSEKEEPING ITEMS	125
17	11. NEXT BOARD MEETING	125
18	12. AUTHORITY MEMBER REPORTS:	
19	A. Mr. Randy Brunson	127
	B. Ms. Suzanne Green	129
20	C. Mr. John Gorman	130
	D. Mr. Wayne George, Chairman	133
21		
	13. PUBLIC COMMENT	133
22		
	14. ADJOURNMENT	136
23		
24		
25		

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 P R O C E E D I N G S

2 CHAIRMAN GEORGE: Let's call to order the
3 regular December meeting of the Airport Authority.

4 2. - PLEDGE OF ALLEGIANCE

5 CHAIRMAN GEORGE: Let's start with the Pledge

6 of Allegiance.

7 (Pledge of Allegiance.)

8 3. - APPROVAL OF MEETING MINUTES

9 CHAIRMAN GEORGE: We have three sets of
10 minutes that need to be approved. Let's take them
11 one at a time. The regular minutes from the last
12 meeting on October the 17th, any -- any changes?

13 MR. BRUNSON: I have none.

14 CHAIRMAN GEORGE: Hearing none, we'll approve
15 them and accept them as presented.

16 Special meeting, this is the special meeting
17 that we had for the lease approval for -- fuel
18 farm. I'm sorry.

19 MR. WUELLNER: Correct.

20 CHAIRMAN GEORGE: And any comments on that?

21 MR. WUELLNER: There is a change throughout
22 the document. We need to change the reference to
23 Hope Smith to Hoke Smith, H-o-k-e.

24 CHAIRMAN GEORGE: Okay.

25 MR. WUELLNER: But it's the only change we

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 have.

2 CHAIRMAN GEORGE: Any other --

3 MR. BRUNSON: And we -- and we -- we revised

4 the bond -- or insurance requirements and

5 that's --

6 CHAIRMAN GEORGE: Okay.

7 MR. WUELLNER: Yeah. All that -- all that

8 was changed.

9 MR. BRUNSON: Okay.

10 CHAIRMAN GEORGE: Any other comments about

11 it?

12 (No further comments.)

13 CHAIRMAN GEORGE: Okay. Then we will approve

14 them with the change of -- changing Hope to Hoke

15 Smith.

16 Okay. And then the workshop meeting, which

17 was on -- also November the 8th, this was a

18 workshop we did for budget comparison analysis of

19 the airports, which we basically extended to this

20 meeting right here. Any noted changes to the

21 minutes?

22 (No changes.)

23 CHAIRMAN GEORGE: Okay. We'll accept those

24 minutes as -- as presented.

25 4. - APPROVAL OF FINANCIAL REPORT

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

5

1 CHAIRMAN GEORGE: Financial reports from

2 October. Bob is not here. And anybody else have

3 a -- or anybody have any comments about the

4 financial reports?

5 I'm going to suggest that we postpone

6 approving these until Bob is here, just so we have

7 his comment on the record. Okay. So, we'll

8 postpone that one and do it, you know, next month,

9 also.

10 5. - APPROVAL OF MEETING AGENDA

11 CHAIRMAN GEORGE: Okay. Meeting agenda.

12 Anybody have any additions or corrections to the

13 meeting agenda?

14 (No additions or corrections.)

15 CHAIRMAN GEORGE: Any public comments or
16 things that they would like to see on the agenda
17 today?

18 MR. GORMAN: Briefly. I'd like to add
19 something, but just as an agenda item to really
20 discuss next meeting. But --

21 CHAIRMAN GEORGE: Can you do that in your
22 comments at the end then?

23 MR. GORMAN: Yeah, let's do that. That's
24 fine.

25 CHAIRMAN GEORGE: Okay. All right. So, the

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

6

1 meeting agenda then will stand, you know, approved
2 as written.

3 6. - REPORTS

4 CHAIRMAN GEORGE: Okay. Reports?

5 Mr. Maguire is not here. Any other representative
6 from the county here?

7 (Representative absent.)

8 CHAIRMAN GEORGE: Ed, would you like to talk
9 about the county board meeting on the -- on the
10 boat ramp thing?

11 MR. WUELLNER: Yeah. I can -- I can bring
12 you briefly up to speed. We -- with the
13 assistance of Doug, we had several agenda items at
14 the Board of County Commissioners Tuesday week,
15 first of which was the vacation of the plat and
16 right-of-way for Araquay Park.

17 If you recall several months ago, and I don't
18 remember the exact date, but sometime over the
19 summer, we -- you approved a petition to the
20 county to ask them to vacate the plat and to
21 vacate the right-of-way on the portion of the old
22 Araquay plat east of Casa Cola.

23 And the County Commission heard that matter,
24 Planning and Zoning had heard it about a month ago
25 and signed off on that. So, no longer does that

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 section of Araquay Park, is it platted, nor are
2 the right-of-ways open to the public from this
3 point forward.

4 We are in the process of -- as I mentioned
5 earlier, we are in the process of beginning to
6 fence that area off and bring it inside the fence,
7 so trying to cut back on that -- that ongoing
8 vandalism and the like, as well as moving forward
9 here in the not-too-distant future. Hopefully,
10 that will be a -- one large construction site for
11 a number of years. So, it's a way of bringing
12 that into some semblance of security.

13 The second matter we had was -- was actually
14 not our agenda item; however, we were invited
15 to -- to be there for it. It was a county staff
16 agenda item wherein they are interested, that is
17 the county. We're -- we're discussing the board's
18 interest in -- in joining the Airport Authority in
19 the development of a park and boat ramp facility
20 at the extreme east end of North Boulevard.

21 It involves some property that currently is
22 not owned by either of us. But an offer has been
23 extended to a property owner by the county -- or
24 will be shortly, I'm sorry. Don't mean to
25 misspeak or be ahead of myself. But they are in

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

8

1 negotiations for a purchase price for
2 approximately a five-acre parcel at the end of
3 North Boulevard, on the south side of North
4 Boulevard, that would adjoin some property already
5 owned by the Airport Authority.

6 We own -- currently own approximately 20
7 acres in that area. And they're willing to
8 discuss the joint development of a park and --
9 and -- and boat ramps that would be -- or boat
10 ramp that would be available to the public once
11 that -- once completed.

12 So, we will be, for the next -- I don't know
13 how long it will take, but they will authorize --

14 staff at the county was authorized to begin a
15 negotiation or discussion toward developing an
16 interlocal agreement, as it's called, between the
17 Airport Authority and the county as to how to move
18 forward and develop that.

19 And secondarily, they were authorized to, I
20 think I mentioned, begin negotiations with the --
21 the current property owner toward acquisition of
22 that.

23 What all that will look like and who will be
24 doing what is all on the table to be discussed,
25 and -- and obviously those kind of agreements

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

9

1 require full board's sign-off on both --

2 CHAIRMAN GEORGE: Right.

3 MR. WUELLNER: -- from here and there. So,
4 you know, largely, we'll -- we'll get involved in
5 that from the staff level, and -- and
6 any of you that have a particular interest in

7 being involved directly in the negotiation, we'll
8 certainly keep you informed. I don't -- I don't
9 envision it taking a great long time to get there,
10 but we have yet to start. It's been about a week.
11 So, that's kind of where it is.

12 CHAIRMAN GEORGE: Okay. Michael?

13 MR. SLINGLUFF: No new business to report,
14 but to follow up on last month, our Red Cross
15 ten-cent-per-gallon donations continue. I believe
16 we're at \$39,000.

17 MR. BRUNSON: Good God.

18 CHAIRMAN GEORGE: Good deal.

19 MR. SLINGLUFF: And we do continue to see
20 fuel prices coming back down to realistic levels.

21 MR. WUELLNER: Yes.

22 CHAIRMAN GEORGE: Good. John, Northrop?

23 MR. NEVADOMSKI: Nothing to report.

24 CHAIRMAN GEORGE: I understand that Northrop
25 was recognized by the county for their 25-year,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 you know, involvement in the county. And I, for
2 one member of the board, and I think I speak for
3 the board, that we appreciate you guys being here,
4 look forward to you being here another 25 years.

5 MR. NEVADOMSKI: Thank you.

6 CHAIRMAN GEORGE: S.A.P.A., John?

7 MR. WUELLNER: Make sure that's on for me,
8 will you?

9 MR. RODERICK: Say again?

10 MR. WUELLNER: Make sure it's on. I'm not
11 sure it is.

12 MR. RODERICK: Me or the light?

13 MR. WUELLNER: Green light. You're on your
14 own first.

15 MR. BRUNSON: Stand up, John.

16 MR. RODERICK: I'll try. Oftentimes,
17 complaints over minutia are compliments, and
18 that's what I come to extend. I have such minutia
19 complaints, little things like, "I can't reach the
20 card reader to get in," you know, things like
21 that. So, that's fabulous, means everything's

22 going well.

23 Of course, all of those who -- who live to

24 eat are interested in the Fly-By Cafe, and I

25 understand we're going to hear some good things

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

11

1 about that.

2 Then just a vignette, I flew cross-country

3 over Thanksgiving and had -- once people could

4 hear in the pilot chatter I was from

5 St. Augustine, they came up purposely to -- to

6 give y'all compliments on the airport.

7 And Michael, specifically, one gentleman gave

8 me a very heartwarming story about how he was

9 stranded here in a thunderstorm and your people

10 took him to a motel and picked him up and

11 everything, so take a bow.

12 MR. SLINGLUFF: Great. Glad to hear it.

13 MR. RODERICK: Thank you.

14 CHAIRMAN GEORGE: Thank you, John. Bjorn

15 here?

16 (Representative absent.)

17 CHAIRMAN GEORGE: No? Doug.

18 MR. BURNETT: I just have one brief thing to

19 add earlier to what Ed was saying and I -- and I'm

20 sorry it slipped my mind earlier. On the plat

21 vacation, just so you know what that essentially

22 did, by vacating the lots and the streets, is it

23 gives one large legal description and one property

24 boundary per parcel. So --

25 CHAIRMAN GEORGE: Okay.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

12

1 MR. BURNETT: -- adding it into the airport.

2 Other than that, nothing to report right now,

3 other than some negotiations we'll soon be having

4 with Grumman related to the fire station,

5 potentially putting on a fire station at the

6 airport that Ed has grant money in place for.

7 That's about it.

8 CHAIRMAN GEORGE: Okay. Tower, David? Do

9 you have --

10 MR. WUELLNER: He may be on station. I have

11 the --

12 CHAIRMAN GEORGE: You have his slides?

13 MR. WUELLNER: I have the -- I have the

14 chart.

15 MR. BRUNSON: That's the IBES (phonetic).

16 MR. WUELLNER: The dashed green line is last

17 year's numbers. The yellow with the Xs, which

18 parallels it very, very, very closely, is this

19 year's numbers.

20 I'm told that they were 15 aircraft

21 operations different for the last month, was all.

22 Beyond that, your vision's better than mine.

23 CHAIRMAN GEORGE: What's the 150K?

24 MR. WUELLNER: It is -- it is the

25 theoretical, where the line would need to be, for

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 150,000. That's why it's on there.

2 CHAIRMAN GEORGE: Okay. All right.

3 MR. WUELLNER: It's more a benchmark. It's
4 not a -- we never had 150,000. It's more there to
5 give you a quick visual reference as to where the
6 line would be if you were to generate 150,000 ops.

7 CHAIRMAN GEORGE: Okay.

8 MR. GORMAN: Annually.

9 CHAIRMAN GEORGE: But that's basically -- the
10 2005 is better than 2004, and right --

11 MR. WUELLNER: A smidge.

12 CHAIRMAN GEORGE: -- in line with 2003.

13 MR. WUELLNER: Yeah.

14 7.A. - MPO

15 CHAIRMAN GEORGE: Okay. MPO. Who went to
16 the MPO?

17 MR. BRUNSON: I went to the MPO. Basically,
18 it's the same thing, if anyone's interested in
19 looking at the priority -- priorities of what the
20 different counties are lobbying for with the
21 legislature and with the DOT, it's available here.

22 But that's mainly what this meeting is once a
23 month, of the mayors and the city council and the
24 authorities meeting to put their two cents in to
25 get money.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

14

1 So -- and we're staying real close to -- to
2 that, and it's a beneficial organization that we
3 belong to.

4 CHAIRMAN GEORGE: Okay.

5 7.B - EDC

6 CHAIRMAN GEORGE: Okay. The economic
7 development committee, we've had several meetings
8 with them, just keeping them up to spec on where
9 we're headed, where the Master Plan says we're
10 headed, and getting some more camaraderie, if you
11 will, between them and several of the other
12 organizations.

13 7.C. - INTERGOVERNMENTAL

14 CHAIRMAN GEORGE: All right.

15 Intergovernmental meeting, we didn't have a
16 meeting this month. It was the prior month, and
17 I've already reported on that.

18 MR. BRUNSON: I'd like to make a comment on
19 the EDC, if I may.

20 CHAIRMAN GEORGE: Yeah.

21 MR. BRUNSON: The EDC have three main
22 functions now, that we think that late January,
23 that we'll have a report from Fishkind on these
24 impact fees and give recommendations to the
25 county, and so that will be real interesting of

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

15

1 what comes with that.

2 The other thing is that the hospital and the
3 Sheriff's Department and the schoolteachers,
4 there's a great need for affordable homes. And
5 the federal government is putting a big push forth
6 to -- there's millions of dollars out there for
7 tax incentives that the EDC's getting involved in.

8 And we're -- we're trying to have workshops on
9 that with the bigger companies to -- to where we
10 can make -- educate them of what's available.

11 And the other thing is that will be talked
12 about later is that we certainly have tried to
13 support Grumman in their efforts with the EDC.

14 CHAIRMAN GEORGE: Okay. Are there any public
15 comments on the reports? Any questions?

16 (No comments or questions.)

17 CHAIRMAN GEORGE: Okay. Let's get into the
18 project updates then.

19 8. - PROJECT UPDATES

20 MR. WUELLNER: Okay. This month's
21 outstanding projects include land acquisition in
22 Araquay; south development area apron design, and
23 there's conceptual layout thrown in there, too,
24 just for your edification; discussion briefly
25 about hangars 8, 9, and 10; and small business

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 unit development; and marketing and PR; airport
2 leasing; and the Master Plan.

3 All right. Land acquisition, the only thing
4 really new to report are -- are two points: One,
5 I understand beginning this month on the 15th,
6 that the first scheduled mediations for the
7 wrap-up of the settlement of the -- the properties
8 that -- that are still unsettled at this point,
9 that begins in mid-December. That will continue
10 into January.

11 There is a -- I don't know that they're all
12 set yet, but they're -- that's -- that's the time
13 line they're beginning. I know the first one
14 starts the 15th.

15 The -- following that, there's a trial date
16 that I'm -- I understand is set for April already.
17 So, there is a date certain conclusion to -- to
18 that matter at this point set with the court. So,
19 if we -- mediations fail.

20 CHAIRMAN GEORGE: This past week, there was a
21 radio show. I think it was on Tuesday. And there
22 was what I interpreted to be an accusation that we

23 were not paying people for their property.

24 Would you mind giving us about two minutes'

25 worth of what -- how that is controlled and

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

17

1 everything so that everybody understands it?

2 MR. WUELLNER: Sure. In order to -- and, of
3 course, open the door for Doug to jump in anywhere
4 I run -- run amuck on this, but after the order of
5 taking was entered by the -- by the judge, in
6 order to effect that date or get a time line
7 started, we had to deposit the full appraised
8 values for all those properties with the Clerk of
9 Courts within 20 days of that action.

10 So, back in March last year, we deposited
11 checks with the Clerk of Courts relating to the
12 full appraised values.

13 It's my understanding that through their
14 individual attorneys, they could petition the
15 court and have that money released pretty much

16 immediately up to that full appraised value.

17 What has not been resolved is if additional
18 money is due to that particular homeowner. That
19 is what is out there in limbo, is the margin, if
20 any, between what the appraised value was and what
21 ultimately we will be ordered by a judge to -- to
22 pay on the matter or agree to pay in the event of
23 being able to do it by mediation. So --

24 CHAIRMAN GEORGE: So, all of this --

25 MR. WUELLNER: -- certainly everybody --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

18

1 everyone was paid, at least to the appraised
2 value.

3 CHAIRMAN GEORGE: So -- so, we are basically
4 out of control of the situation, and this is the
5 way the courts are set up.

6 MR. WUELLNER: In -- in terms of the process,
7 yes, we are out of control of the process. We --
8 we -- if we can settle things in mediation, then

9 they don't go on till April; they'll -- they're
10 settled as soon as mediation concludes or shortly
11 thereafter.

12 CHAIRMAN GEORGE: Okay.

13 MR. BURNETT: And one -- one thing to add.

14 In -- at least in the Seventh Circuit, which is
15 what we're in, the Seventh Judicial Circuit, in
16 civil court matters, all of the judges, barring
17 some exceptions, enter a pretrial order when they
18 set a trial date which requires mediation prior to
19 trial in civil cases. And so, that's what is --
20 one way or the other, we have to go to mediation,
21 which is part of the process. And so, that's --
22 that's in place.

23 And going back to the issue of values, yeah,
24 the -- the issue at this stage is what is the
25 value of the property, the individual parcels,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 which typically involves -- obviously the airport

2 has its appraiser, and the property owner would in
3 turn hire their own appraiser, typically.

4 CHAIRMAN GEORGE: Okay. But you -- you
5 still -- you agree with what I was saying earlier,
6 that what's happening with that money right now is
7 not under this Authority's jurisdiction; it's in
8 the courts.

9 MR. WUELLNER: Correct. The Clerk of Courts
10 has the money.

11 CHAIRMAN GEORGE: Okay. Fine.

12 MR. WUELLNER: Assuming they haven't
13 disbursed it already.

14 CHAIRMAN GEORGE: Yeah.

15 MR. WUELLNER: South development area, next
16 project I have. This is just the same graphic
17 we've been using which depicts the FAA apron job
18 that's currently still waiting grant funds. The
19 design is, you know, 99 percent complete at this
20 point. And we're really -- we've sent off today a
21 preapplication with -- to FAA indicating the
22 status of that project, and I look for good news

23 shortly after the first of year, or after the
24 first of the year, related to funding of the
25 construction of it. So, we'll keep you informed

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

20

1 when that -- when that comes up.

2 And I guess I stuck it as an agenda item --
3 if I didn't -- no, I did. You've got to love
4 this. I did this. It looks a lot like a
5 three-year-old, and I apologize, but it's the
6 only --

7 CHAIRMAN GEORGE: You've got all of the
8 colors within the lines.

9 MR. WUELLNER: It's really the only computer
10 program I know how to color on. So, I apologize
11 up front. I --

12 MR. BRUNSON: It's got my airplane on the
13 lower right.

14 MR. WUELLNER: You can see where I'd
15 starve -- you can see where I'd starve to death if

16 I, you know, had to make a living colorizing
17 things. But it gives you an idea.

18 At the -- at the north end -- or, "north." I
19 know my directions, too. The west end of the FAA
20 apron job is this brown area at the bottom of
21 the -- of the page here, so the stop is west.

22 We have been experimenting with some
23 alternate layout of T-hangars back there to allow
24 significant stands of trees and the like to be
25 laid back there. I don't think we've compromised

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

21

1 anything with relation to the number of units that
2 can be sited and the like, but it does seek to
3 uninvolve older stands of trees and allow some
4 areas for us to augment some of those stands of
5 trees.

6 It -- it also, I think from an aesthetic
7 point of view, will provide a much more attractive
8 layout than the -- than the old traditional

9 bulldoze everything and -- and line all of the
10 hangars up in a nice tidy row.
11 This -- and the purple on this drawing
12 represents how the taxi lanes and access to hangar
13 units might lay out. And the black blocks are
14 T-hangar units ranging anywhere from 6 to 12 units
15 in size back there. And the -- it's pretty much
16 all I need to describe, I think, on it.

17 It's -- it's obviously short of engineering,
18 because they draw much better than I do. But you
19 get an idea how that -- how that might ultimately
20 lay out back there. It seems to be working very
21 well in terms of the layout right now. It looks
22 like it will flow very well.

23 MR. GORMAN: I might just compliment Ed.
24 I've been intimately involved in that process, and
25 I really think that this is something that Ed

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 Wuellner has been wanting to use some expertise

2 on, and then with Passero & Associates, and I
3 really think without spending any more money, but
4 just using a little bit of brain power on the
5 front side of this project, of just pure
6 engineering and drafting, we're going to come up
7 with a -- with a much -- a much more beautiful
8 design which will compliment St. Augustine.

9 CHAIRMAN GEORGE: Good.

10 MR. GORMAN: It's --

11 MR. WUELLNER: So, moving -- moving along,
12 hangars 8, 9, and 10, I need to update you. We
13 did open bids. All bids exceeded the project
14 expectations. We are -- just to tell you, we're
15 moving forward. The -- you only have the
16 authority to reject those bids.

17 The bids are still out there. They're still
18 available for action. We have been discussing
19 with the apparent low bidder some value
20 engineering changes in an attempt to get this
21 project back within where we believe to be the --
22 the more rational budget.

23 That is ongoing. We will have an agenda

24 item, I'm optimistic, at the January meeting. The
25 bids are still good through February, so we're not

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

23

1 risking anything relative to cost with that
2 contractor.

3 In the interim, we are also, because of the
4 cost of the metal buildings and some of the
5 variables in this, we thought it also prudent to
6 go ahead and contact our design/build firm, have
7 them look at how the buildings will be directed,
8 not -- not the site or -- or what the project is,
9 but look at the method of construction, and see if
10 there are -- we're meeting with them in the
11 morning to see if there are some alternatives
12 available that might allow this project, from a
13 materials, how it's built, to come back within
14 budget also.

15 So, hopefully, we'll have some -- some
16 definitive direction to -- to suggest and --

17 CHAIRMAN GEORGE: What options are there of
18 material?

19 MR. WUELLNER: Well, this is entirely a metal
20 building for the -- the whole three-bay unit. You
21 get into some interesting fire code issues because
22 you've got to partition between these and -- and
23 the like.

24 An alternate that was available was a masonry
25 construction, believe it or not, a block

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

24

1 construction, wherein they were very similar in
2 method to how the shade hangar was built over in
3 the terminal area. Only difference is, obviously,
4 these have doors.

5 It's -- the building is similar in size,
6 remarkably, but when you consider that was built
7 for in the ballpark of \$900,000, and the bids we
8 have currently are in the \$2.1 million and up
9 range, there's a lot of -- a range on the table

10 that perhaps methods of construction or materials
11 could be discussed and see if we can't come up
12 with some alternatives that let us still build the
13 project without -- without having to consider
14 numbers in that kind of range.

15 I know everything has escalated dramatically
16 in the last year so with material costs, and some
17 of that's going to be in that mix no matter what,
18 but I think it's only prudent we look at all
19 options on the table for this project before we go
20 just jumping out there and awarding.

21 We've got the metal -- the current low
22 bidder, we've got them down to approximately \$1.9
23 already, but I -- I'm not comfortable with that
24 number yet. It -- it still needs to be worked on.
25 So, our ROI numbers are just -- are what I would

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

25

1 consider marginal at that number, and I -- I
2 really think we need to see if we can't do a

3 little better on it.

4 CHAIRMAN GEORGE: Yeah. We had a budget of
5 \$1 million, and it's coming in at \$2-?

6 MR. WUELLNER: Yeah. Exactly. I mean, those
7 are the kind of surprises --

8 CHAIRMAN GEORGE: Is that --

9 MR. WUELLNER: -- we don't like.

10 CHAIRMAN GEORGE: Is that -- well, as you're
11 going through it, how about coming up with an
12 assessment of whether you think that's just the
13 results of all the construction increase that's
14 been going on for the last two or three years. If
15 so, that's going to have a major impact on the
16 five-year, you know -- well, six-year
17 off-the-tax-roll plan on all of it.

18 MR. WUELLNER: Potentially, yeah, depending
19 on material costs.

20 CHAIRMAN GEORGE: Yeah.

21 MR. WUELLNER: Certainly could hurt. Now,
22 the -- the numbers we used were out of the Master
23 Plan, and those did have annual adjustments for

24 inflation in them; I do know that. So, there's

25 some --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

26

1 CHAIRMAN GEORGE: That's true.

2 MR. WUELLNER: There's some adjustment built

3 into that. But it's something we're going to have

4 to continually monitor as we always have.

5 CHAIRMAN GEORGE: Okay.

6 MR. WUELLNER: Okay. Anyway, that's -- not

7 to beat that one to death, but I wanted to let you

8 know where we were with it.

9 CHAIRMAN GEORGE: Okay. Mike held up his

10 hand, and I normally try to wait for the public

11 comment at the end of this, but ...

12 MR. SLINGLUFF: I can wait.

13 CHAIRMAN GEORGE: But then we're going to get

14 right back into it, so go ahead.

15 MR. SLINGLUFF: Yeah. I was just going to

16 say, I think you do need to look at the

17 alternative building materials. The -- the
18 fallout from this hurricane season is absolutely
19 disastrous on the property insurance right now.
20 And I think a concrete block structure is going to
21 be far easier to insure than a steel building.

22 Boca airport sustained \$12.5 million in
23 damage to steel buildings. National Hangar
24 Insurance Program has completely canceled the
25 State of Florida, and several other underwriters

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

27

1 are pulling out of the marketplace. So, that's
2 going to affect budget and I think build price.

3 CHAIRMAN GEORGE: Yeah. Okay. I made an
4 exception for Mike. Let me go back to the other
5 two items now that we're here and see if there's
6 any public comment that you wanted to make on the
7 Araquay Park, the land acquisition? Ed?

8 MR. SESONA: I don't -- I wanted to make a
9 comment.

10 MR. BURNETT: And please state --

11 CHAIRMAN GEORGE: She needs -- she needs for
12 your -- for the record what name and address.

13 MR. SESONA: Al Sesona, North Boulevard. I
14 wanted to see if I could get an actual air traffic
15 count for the months of August, September,
16 October, and November.

17 MR. WUELLNER: Yeah. We -- we can give you
18 the -- she can print them off for you. I don't --
19 we don't -- we -- we just got November, so we've
20 got them for the period you're asking.

21 CHAIRMAN GEORGE: Yeah.

22 MR. SESONA: And the other thing is, I think
23 it's interesting that, you know, you folks are
24 going along on the basis of an appraisal value as
25 opposed to a market value?

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

28

1 CHAIRMAN GEORGE: I think we're going along
2 with what the courts say we have to go along with.

3 Go ahead.

4 MR. SESONA: Thank you.

5 CHAIRMAN GEORGE: No. Wait a minute, Al.

6 Doug?

7 MR. BURNETT: An -- an appraisal is just
8 that, to gauge the value of property, whether it's
9 based on market factors or other factors such as
10 cost of construction. There's various ways that
11 the value of property can be determined. And the
12 way value of property is determined, typically in
13 a report fashion, is called an appraisal, although
14 the values in it may discuss alternative methods
15 for how those -- how that property value was
16 established.

17 The -- the actual document is typically
18 called an appraisal and done by licensed certified
19 appraisers, which is what the airport has used.

20 CHAIRMAN GEORGE: And that's the -- that's
21 what the court directed us to deposit.

22 MR. BURNETT: Exactly.

23 CHAIRMAN GEORGE: Okay.

24 MR. SESONA: Thank you.

25 CHAIRMAN GEORGE: Uh-huh. Any --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

29

1 MR. JONES: I just want to see if he can just
2 go back to the thing and just show me where like
3 U.S. 1 would be. He said west and east, you
4 know --

5 MR. WUELLNER: On --

6 MR. JONES: -- on that -- the picture you
7 made?

8 MR. WUELLNER: Sure you want to see that
9 again?

10 MR. JONES: Yeah, I do. What the brown part,
11 is that like Pine Lane or whatever it is?

12 MR. WUELLNER: This -- this is Pine Ridge --

13 MR. JONES: It is Pine Ridge.

14 MR. WUELLNER: -- that runs right through
15 there. This would be Casa Cola at some point.

16 Now, obviously, this is not all going to
17 construction at one time or anything else.

18 MR. JONES: Right.

19 MR. WUELLNER: Just a layout for how it --

20 MR. JONES: So, the far right-hand side --

21 MR. WUELLNER: U.S. 1 is up on the ceiling
22 tiles there somewhere.

23 MR. JONES: The far right-hand side would be
24 like Indian Bend then?

25 MR. WUELLNER: Left side. It actually runs

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

30

1 right under here. It's kind of under that purple,
2 is where Indian Bend is.

3 MR. JONES: Okay.

4 MR. WUELLNER: This is Estrella right here,
5 and this would be Araquay running right up here.

6 MR. JONES: Okay. So, the other part would
7 be the marsh back off --

8 MR. WUELLNER: That's over in here somewhere,
9 yes.

10 CHAIRMAN GEORGE: And -- and please note that

11 what Ed is saying by this is, this is a difference
12 in concept. Has nothing to do with anything,
13 approval. He was just saying that, hey, we can do
14 some beautification things --

15 MR. JONES: Well, that's all --

16 CHAIRMAN GEORGE: -- if we get away from
17 these --

18 MR. JONES: That's why I was interested.

19 CHAIRMAN GEORGE: Okay. All right.

20 MR. JONES: I knew we could do it. I was
21 just --

22 CHAIRMAN GEORGE: Any other public comment on
23 the -- Mary Willis?

24 MR. WUELLNER: Well, we set it up tall for
25 John.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

31

1 MS. WILLIS: I'm Mary Elizabeth Willis,
2 Indian Bend Road. Two things. Number one, I want
3 to be perfectly clear; I am still unalterably

4 opposed to the use of eminent domain except in
5 dire public-need cases. I think you know that.

6 Number two, in September, I asked for
7 clarification on your right to take the public
8 lands where there might have been a claim filed
9 for the mineral rights in Araquay Park.

10 I asked George McClure specifically at the
11 planning and zoning meeting, and he promised me he
12 would give me an answer. Please ask someone to
13 give me an answer so I won't have to ask again and
14 again.

15 My brother said he filed mineral rights -- my
16 brother was a geologist, when he lived here in
17 1958 -- for all of the parkways and land, which is
18 perfectly legal, for the mineral rights. Please
19 give me an answer.

20 CHAIRMAN GEORGE: I apologize for you not
21 getting an answer, and let's --

22 MR. WUELLNER: They were asked --

23 CHAIRMAN GEORGE: -- get an action item.

24 MR. WUELLNER: They were asked to come up

25 with an answer.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

32

1 CHAIRMAN GEORGE: Well, but we need to get

2 a -- we need to get --

3 MR. WUELLNER: I thought he had -- I thought

4 he had responded to it.

5 CHAIRMAN GEORGE: -- an answer for

6 Ms. Willis.

7 MS. WILLIS: Please. Thank you.

8 CHAIRMAN GEORGE: Or at least give her a

9 phone call before the next meeting to say what the

10 status of that project is.

11 MS. WILLIS: I do not have any paperwork

12 that, you know, tells me that he did file, but I

13 would like to have the answer. Thank you.

14 CHAIRMAN GEORGE: Okay. Thank you. Anybody

15 else? Yes, John.

16 MR. RODERICK: Just a question. Eastside

17 development, is that the North 40?

18 MR. WUELLNER: East -- eastside is the

19 parcels next to the Grumman North 40.

20 MR. RODERICK: Okay. Thank you.

21 MR. WUELLNER: The northeast development is

22 the one up on -- where Hawkeye View meets Gun

23 Club.

24 MR. RODERICK: Thank you.

25 CHAIRMAN GEORGE: Okay. Any public comment

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

33

1 on the hangars 8, 9, and 10?

2 (No public comment.)

3 CHAIRMAN GEORGE: Okay. I apologize for

4 making it, you know, seem like we're disorganized,

5 but I want to make sure that -- that we did get

6 the public in, because we did get a communication

7 just recently that indicated that the public was

8 not made aware of what was going on, and I wanted

9 to make sure that -- that everybody gets a fair

10 shot at it. So, next. Oh.

11 MR. WUELLNER: Did you -- were you --

12 MR. GORMAN: Are you going to ask for any
13 more board comment on 8, 9, and 10?

14 CHAIRMAN GEORGE: Okay.

15 MR. GORMAN: Oh, here it goes. I hate to do
16 this, but I don't hate it enough not to.

17 We do own a hangar, at least the -- a
18 certain -- a certain portion of a hangar, and
19 should these bids continually come in too high
20 and -- wouldn't it be feasible to back up a bit to
21 look at the feasibility of using what we already
22 own? Just to throw it out on the -- back on the
23 block.

24 CHAIRMAN GEORGE: Might as well, yeah.

25 MR. WUELLNER: I think you already did

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

34

1 discuss that back --

2 MR. GORMAN: Well, we turned it down, but we
3 didn't turn it down at \$2 million.

4 MR. WUELLNER: Well, obviously.

5 MR. GORMAN: We turned it down at \$1 million.

6 MR. WUELLNER: Obviously. We didn't expect
7 that number, either, so...

8 MR. GORMAN: That's just the point.

9 CHAIRMAN GEORGE: Yeah. But that's -- he
10 brings up a good point, that as -- as you're going
11 through looking at alternative materials, one is
12 already owned materials.

13 MR. WUELLNER: Keep in mind those are nowhere
14 near the size, but that's -- that's fine.

15 MR. GORMAN: That's true. That's very true.

16 CHAIRMAN GEORGE: Okay.

17 MR. WUELLNER: Just -- I don't remember
18 whether I shared it with you. I know I was not at
19 the October meeting? November? I don't remember
20 which it was.

21 MR. GORMAN: November.

22 MR. WUELLNER: But anyway, the -- hosted the
23 Georgia Bulldog team in for the Florida-Georgia
24 game again this year on Delta. And air show work,
25 as I understand it's ongoing. They're supposed to

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

35

1 have a meeting this Saturday after the Pilots

2 Association meeting, is the last I heard.

3 And looks like I cut off part of it, but we

4 are actively -- this is coming together very

5 nicely. The Master Plan insert or the development

6 of that informational guide is coming along very,

7 very nicely, and my -- my thanks to --

8 CHAIRMAN GEORGE: Warren.

9 MR. WUELLNER: -- Warren RauHofer, who has

10 been just -- just a Godsend in helping to put that

11 together. He's just done a fantastic job, he and

12 Bill McIntosh. So, we're looking forward to

13 getting you some draft copies out here in not too

14 long that'll give you an idea what it will look

15 like.

16 CHAIRMAN GEORGE: Comments?

17 MS. GREEN: I had one comment, because I had

18 offered to work with the Ponte Vedra faction of

19 it. So, once you get that --

20 MR. WUELLNER: Okay. Great.

21 MS. GREEN: If you want to insert it in

22 certain -- the Recorder and papers up there.

23 CHAIRMAN GEORGE: Any public comment on

24 these?

25 (No public comment.)

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

36

1 CHAIRMAN GEORGE: Okay.

2 MR. WUELLNER: Okay. Restaurant lease. I

3 provided you more detail in your agenda item.

4 That was it, I guess. Okay.

5 Oh, as an update. Now I know why. We're

6 still in project updates. My apology. You've got

7 an agenda item coming up. I thought there was

8 more information.

9 Airport Master Plan update. We're still

10 waiting on FAA for sign-off on that, and we

11 mentioned again to the Board of County

12 Commissioners, when we were there last Tuesday,
13 that at the point that's signed off by them, it
14 will be back on their agenda package or agenda
15 schedules to get that integrated properly as their
16 Comprehensive Plan requires that the Airport
17 Master Plan be brought into -- added or amended
18 into the comp plan at the county.

19 So, that's going -- that will happen once we
20 get that back from FAA. This is not unusual, the
21 amount of time that FAA is taking, so don't --
22 don't get too bothered by it. It just takes the
23 time it takes with FAA. They don't actually look
24 at them until you have squealed long enough.

25 CHAIRMAN GEORGE: Have they given you any

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

37

1 idea of how long?

2 MR. WUELLNER: I have not had direct
3 discussion about the ALP in the last month or so,
4 so I -- I don't have a direct answer to when

5 they'll get it, but I'm -- I would think around

6 the first of the year is probably a guess.

7 CHAIRMAN GEORGE: Okay.

8 MR. WUELLNER: It's been in about 90 days at

9 that point or a little more.

10 MR. GORMAN: Historically, do you ever get

11 any feedback from the FAA that requires --

12 MR. WUELLNER: You've really already had all

13 of the feedback you're getting. Now it's --

14 once -- once the ADO is signed off, the district

15 office in Orlando, which has pretty much signed

16 off, they are required to -- to kind of float it

17 among the other FAA departments, and once all of

18 those comments are assembled, which generally they

19 aren't at this point, you're done. They'll --

20 they'll stamp it and you're done.

21 Okay. That concludes project updates.

22 CHAIRMAN GEORGE: Okay. Are there any

23 comments from the public on --

24 MR. WUELLNER: Oh, I'm sorry.

25 CHAIRMAN GEORGE: -- on the projects? I'm

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

38

1 sorry.

2 MR. WUELLNER: I -- I neglected to mention,
3 I -- I handed out at great angst and consternation
4 but have finally found some help in understanding
5 how to do these. And they won't be that big a
6 deal now.

7 But you have a first-round Gantt chart, if
8 you will, that covers the south development area.
9 And I -- I know you hate this term, Mr. Gorman,
10 but Phase I, basically the property we currently
11 own, and I'm -- I'm just describing it for
12 purposes as Phase I. But it includes six
13 different project components here, including the
14 FAA apron, the site development, the T-hangar
15 projects, corporate and commercial-type hangars.

16 Also includes the park development in the --
17 in the list of items here. And you get a good
18 feel for what the time lines are and some of the

19 interrelationships of these project elements
20 within the -- on the Gantt chart itself.
21 I did not know how to import it into
22 PowerPoint, so I'll try to figure that out over
23 the next month and we can do some quickie on that.
24 And I can -- we can also then develop them
25 for individual projects and detail them further if

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

39

1 somebody wants to, you know, not pick apart, but
2 at least see how all of the details of the project
3 come together. These are the big flag items in
4 each component.

5 MR. GORMAN: This is -- this is fine. It
6 gives us a time line and -- and some way to -- and
7 what to expect and when to expect revenue streams.

8 CHAIRMAN GEORGE: Yeah. I want to
9 congratulate you on getting this done, because I
10 think that in doing any kind of planning, as we
11 have done in the past, this is essential to what

12 are the steps that go into it. And this will be
13 updated and so we can see if -- if we didn't get a
14 federal response back when we needed to, or the
15 contractor didn't make this, and so it will be
16 time-lined out.

17 MR. WUELLNER: Give you the impacts.

18 CHAIRMAN GEORGE: A great -- great tool. I'm
19 glad you got the -- spent the ten days reading the
20 manual.

21 MR. WUELLNER: It --

22 CHAIRMAN GEORGE: Would anybody like to see
23 this? I can pass it around.

24 MR. RODERICK: I'd like to get a copy,
25 please.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

40

1 MR. WUELLNER: We'll get some made, if you'd
2 like.

3 MR. JONES: Ed, you have -- I didn't know if
4 we were still in the public comment when he

5 asked --

6 MR. WUELLNER: It's up to him.

7 CHAIRMAN GEORGE: Okay. We're through the

8 project updates. And if there are any public

9 comments, basically on -- on anything, now, we

10 will be going through each of the action items,

11 and if -- during each action item, you'll be given

12 another chance to do public comments. But if

13 you've got any public comments right now, yes,

14 sir.

15 MR. JONES: Not really a comment. Just

16 Joe -- Joe Jones, 4672 5th Avenue. I just want to

17 see, is it possible to get like a plan of your --

18 like a Master Plan copy, just where it shows like

19 what you own and then where you've got the

20 compatible land use section and everything else?

21 Just that one picture?

22 I still want to be able -- because you're

23 still going to go to the board with -- the board

24 of commissioners, whatever, for the rezoning. At

25 least I could have something to go to the rezoning

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

41

1 with, also, saying, well, this is what they're
2 doing, this is where I'm at, you know. Because
3 it's hard for me to go up there and talk to them
4 intelligently without --

5 CHAIRMAN GEORGE: I understand.

6 MR. JONES: -- having your map.

7 CHAIRMAN GEORGE: Good request. Any reason
8 he can't come by tomorrow and pick it up?

9 MR. JONES: It's just -- just anything, just
10 where it shows like, you know, how you put up
11 North Boulevard, compatible land use. And just,
12 you know, that way, because you're going to have
13 to have the part rezoned, right? The houses that
14 got eminent domained has to still be rezoned.

15 MR. WUELLNER: Correct.

16 MR. JONES: Right. So, we're going to be
17 notified this time instead of not being notified.

18 MR. WUELLNER: That's really not up to us.
19 That's a county issue.

20 MR. JONES: Like I say, it would --

21 MR. BURNETT: The notification -- just --

22 just let me chime in real quick. The

23 notification, although it will be different this

24 time, you would have been notified before,

25 Mr. Jones, because it would have been advertised

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

42

1 in the newspaper, although I understand it's a

2 different notification than what you're -- than

3 what you would probably have in mind. It would

4 have been advertised.

5 As for your request for a map, my suggestion

6 would be that the map that the Airport Authority

7 may have related to zoning may not be as up to

8 date as a map that would be held by the Zoning

9 Department for the county. And although the

10 Airport Authority will certainly provide you

11 whatever map that it may have, your best bet for

12 getting a copy of any kind of map to see zoning

13 designations and which properties are actually
14 currently zoned what, would be through contacting
15 the Zoning Department at St. Johns County.

16 MR. JONES: Right. I've -- I've got all that
17 now. Nobody has anything which shows compatible
18 land use -- use except for y'all. It's on your
19 Master Plan.

20 MR. BURNETT: Actually, compatible land use
21 relates to the St. Johns County Comprehensive Plan
22 and how the Comprehensive Plan designates
23 property.

24 All of the property within Araquay Park is
25 designated under the county's Comprehensive Plan

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

43

1 as airport district.

2 MR. JONES: Right. Except for the -- except
3 for the lots that you --

4 MR. WUELLNER: No, no.

5 MR. BURNETT: No. Even the lots -- even the

6 lots that the airport just exercised its powers of
7 eminent domain to obtain are designated airport
8 district. Therefore, under the county's comp
9 plan, it is specifically provided that they can be
10 rezoned to airport.

11 MR. JONES: I guess I'm just getting bad
12 information there from Bill --

13 MR. WUELLNER: We'll -- we'll help you waddle
14 through it, if you want.

15 MR. JONES: Yeah. I've been talking to
16 Mr. Ford in the planning.

17 MR. WUELLNER: Okay.

18 MR. JONES: And he's the one that's told me,
19 though, you've still got a chance to go up there
20 and say your piece for the rezone --

21 MR. WUELLNER: You do. You do.

22 MR. JONES: It has to be rezoned.

23 MR. WUELLNER: Related to the -- the handful
24 of properties. I don't remember the exact number,
25 but --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 MR. JONES: Right.

2 MR. WUELLNER: -- the number of properties
3 that still have to be zoned airport.

4 MR. JONES: Right. And the compatible land
5 use is not in your airport development part. It's
6 outside of your airport development.

7 North Boulevard is not part of yours. Yours
8 comes right up to the marsh, just like you've got
9 on your drawing. But you're showing on your
10 Master Plan compatible land use outside of your
11 property.

12 MR. WUELLNER: You're talking about the area
13 that --

14 MR. JONES: Shaded in, saying compatible land
15 use.

16 MR. WUELLNER: Okay. I think I know what
17 you're talking about. Yes, we can get you the
18 drawing.

19 MR. JONES: Right. So, I feel like I can sit

20 there and talk to them intelligently --

21 MR. WUELLNER: Sure, sure.

22 MR. JONES: -- because they don't know what

23 I'm talking about if I don't have that drawing.

24 MR. WUELLNER: I'm sure I know --

25 CHAIRMAN GEORGE: Well, we'll get you copies

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

45

1 of what we have. But -- but you need to heed

2 Mr. Burnett's comments that the official for that

3 type of information really is the Zoning

4 Department in the county.

5 MR. JONES: Right. But they still don't

6 have --

7 CHAIRMAN GEORGE: But this will give you

8 something you can talk to.

9 MR. JONES: Right. They don't have a picture

10 of anything that says --

11 CHAIRMAN GEORGE: But don't --

12 MR. JONES: -- it's outside of your district.

13 CHAIRMAN GEORGE: Okay. Fine.

14 MR. JONES: And you've got stuff drawn
15 outside your district.

16 CHAIRMAN GEORGE: Sounds good.

17 MR. WUELLNER: They don't have Master Plan
18 stuff yet.

19 CHAIRMAN GEORGE: Okay. Mr. Hickox?

20 MR. HICKOX: Wayne Hickox, 881 Queen Road. I
21 wasn't sure whether I was going to take the
22 board's time to bring this up, but given some of
23 what I've heard here today and a couple of things
24 I saw just prior to coming to the meeting, I think
25 you should know this. And I think you're probably

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

46

1 going to deal with some of this on Thursday on the
2 air.

3 This, unfortunately, or fortunately, if you
4 look at it, is going to be an election year. And
5 the truth of the matter is that there's

6 information already circulating in the political
7 circles that are not accurate and don't pay proper
8 homage to the board.

9 First what came to mind, what I saw on the
10 newspaper, you're commenting on this road
11 acquisition, by the county, I think it was very,
12 very unseemly for a member of the county
13 commission to suggest that the airport has been
14 accepting the public dole for a number of years,
15 as if he, as a public officeholder and a lifelong
16 public employee, hasn't.

17 And I think that somewhere along the line in
18 your conferences with the commission, and maybe
19 you, Mr. George, when you're on the air, take
20 issue with that. Because I think it tends to
21 cloud what the public needs to know about what
22 you're doing.

23 Also, there's got to be a better
24 dissemination of the board's actions and
25 information to the public so that they understand

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 not only what you're doing, but why you're doing
2 it. We've been trying to do that to a certain
3 extent, but I don't have the authority to speak
4 for the board, nor do I want that authority.

5 I'm just saying that the board's got to do
6 what you're doing on Thursday more often, make
7 yourself available so the public can not only hear
8 what you're doing, but they can question you about
9 why. And thank you.

10 CHAIRMAN GEORGE: Good point. Thank you,
11 sir. Any other comments?

12 (No further comments.)

13 CHAIRMAN GEORGE: Okay. So, let's get into
14 the agenda items.

15 9.A. - ANNUAL AUDIT PRESENTATION - DAVIS MONK

16 MR. WUELLNER: Okay. The first item on the
17 regular agenda is presentation of the annual audit
18 by Davis, Monk. We've got Tina and Jeff here with
19 Davis, Monk, who they literally did all of the
20 work getting us here. So, come up and --

21 MS. ROBINSON: Thank you. Thank you for
22 inviting us to come and present the results of the
23 audit, and it's for the year ending September 30th
24 of 2005.

25 I am Tina Robinson, one of the partners

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

48

1 involved in the audit. And, unfortunately, Harold
2 Monk is out of town this week, so rather than
3 postpone to another month of our presentation, you
4 get me. I also have with me Jeff Zeichner.

5 MR. WUELLNER: She's way better looking, by
6 the way.

7 CHAIRMAN GEORGE: I was going to say ask him
8 to get out of town every year.

9 MS. ROBINSON: Harold's a nice man.

10 MR. WUELLNER: He is.

11 MS. ROBINSON: Jeff is the auditor in charge
12 of the fieldwork, and he'll speak to you in just a
13 moment. But I just want to give you a very

14 summarized report of our results.

15 If you have your audit, you may want to look
16 on page 22. If you do not, may want to just keep
17 it in mind for your future reading. But this
18 gives just a summary of our auditor's results.

19 If you look at Roman numerals I through III
20 in section 1, those pertain to the results of the
21 financial statement audit. Our auditor's report
22 gave an unqualified opinion, meaning that we
23 believe your financial statements to be fairly
24 presented in all material respects.

25 We found no reportable conditions and in

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

49

1 internal control. And we also found no
2 noncompliance that was material to your
3 statements.

4 Then if you'll look at Roman numeral IV
5 through VIII -- I'm sorry, IV through VII, those
6 pertain to your state project, the audit of that.

7 Similar to the financial statement results on
8 your major state project, we gave an unqualified
9 opinion, meaning those numbers were fairly stated.

10 We found no reportable condition in internal
11 control over the state project. And there were no
12 compliance issues for the state project. So,
13 happy to report the good -- good results for you.

14 I'm going to have Jeff give you some details
15 as to the numbers in your financial statements.

16 MR. ZEICHNER: Good afternoon. Whoops. That
17 was an auspicious start.

18 CHAIRMAN GEORGE: It happens the first time
19 to everybody.

20 MR. ZEICHNER: Try it again. Stay.

21 CHAIRMAN GEORGE: Jeff, we need the full name
22 just so our recorder can get it.

23 MR. ZEICHNER: Okay. I'm Jeff Zeichner.

24 MR. WUELLNER: Can you spell it, Jeff?

25 MR. ZEICHNER: Z, as in Zebra, e-i-c-h-n-e-r.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 MR. WUELLNER: Thank you.

2 MR. ZEICHNER: The first thing I'd like to
3 bring your attention to is you'll notice on page
4 3, it's management's discussion analysis. This
5 is -- what this is, is management's interpretation
6 of the results of the -- the financial results of
7 the year. It's the opportunity for management to
8 highlight anything they want to bring to the
9 user's attention or explain anything that they
10 think is hard to pick up from the -- from the
11 basic financial statements.

12 These are not presented in accordance with
13 generally accepted accounting principles, but we
14 do read them just to ensure that they are in
15 agreement with the financial statements.

16 Oftentimes, they're -- they're very useful if
17 you're not accustomed to reading financial
18 statements, and I encourage you all to take a look
19 at them.

20 Moving beyond management's discussion

21 analysis, I would like you to take a look at page
22 8, which is the airport statement of net assets or
23 what you usually think of as a balance sheet. If
24 you take a look, the airport reports that we have
25 total assets of \$52 million, an increase over last

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

51

1 year of about two and a half million.

2 Total liabilities are about \$4 million, which
3 leaves us with net assets of almost \$48 million.

4 Now, of that \$48 million that we have in net
5 assets, you will notice that \$49-, almost \$50
6 million is invested in our capital assets, our
7 runways, our hangars, the chairs we're sitting in.

8 This leaves us with a deficit balance in our
9 unrestricted net assets.

10 This isn't new for us. We've had it for --
11 for a while. It is -- it is a little bit of a
12 flag, and we do have to address it in our
13 management letter, which if you get that far, I

14 think it's on page 16. And we talk about it under
15 the section called financial condition.

16 And we do write -- now, deficit on restricted
17 net assets is a flag indicating that there might
18 be a financial emergency. We don't believe there
19 is a financial emergency here, and we explain
20 that. But we are forced to address it, because it
21 is identified by the Auditor General as something
22 that needs to be addressed.

23 Back to the financial statements, if you can
24 turn the page to page 9, which are statement of
25 revenues, expenses, and changes in net assets,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

52

1 take a look at total revenue from operations,
2 about \$2.4 million. It's up slightly from last
3 year's operating revenue.

4 Our operating expense just total about \$3 1/2
5 million.

6 CHAIRMAN GEORGE: Wait just a minute, Jeff.

7 That \$2.4 million --

8 MR. ZEICHNER: Yes.

9 CHAIRMAN GEORGE: -- that includes revenue
10 from Grumman. That is a bookkeeping entry; is not
11 a cash entry; is that not correct?

12 MR. ZEICHNER: That -- exactly. That
13 includes about \$900,000 which is deferred revenue.

14 CHAIRMAN GEORGE: So, the public should not
15 perceive that we are receiving \$2.4 million in
16 cash from operating revenues.

17 MR. ZEICHNER: That's a very good point.
18 Now, I'm going to -- right after I go through
19 this, I'll --

20 CHAIRMAN GEORGE: Yeah. Fine. Go ahead.

21 MR. ZEICHNER: -- I'll address that. But
22 that is a very good point.

23 On the accrual basis, generally accepted
24 accounting principles, we have \$2.4 million in
25 operating revenues. That includes lease revenue

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 of about \$2.3 million, which is up roughly
2 \$200,000 from last year. As you all know, we --
3 we had some hangars that came on line this year
4 and we were charging new rents that we didn't have
5 previously.

6 Fuel sales are roughly the same.

7 Total operating expenses, about \$3 1/2
8 million, leaves us with an operating deficit of
9 about \$1.1 million.

10 (Whereupon, Mr. Gorman leaves the room.)

11 MR. ZEICHNER: This is supplemented by our
12 nonoperating revenues, our property taxes, our
13 ad valorem taxes of \$3.2 million, and our capital
14 grants of about \$1.5-. Our total changes in net
15 assets for the year is about \$3-, \$3.5 million.

16 Now, you do raise a very good point. I
17 know -- this is my second year working this job.
18 I know at least a couple of you are very concerned
19 about getting off the tax rolls. You want to know
20 what your cash flow is --

21 CHAIRMAN GEORGE: There's five of us that are

22 concerned.

23 MR. ZEICHNER: There's five of you that are

24 very -- I see.

25 MR. WUELLNER: At least.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

54

1 MR. ZEICHNER: I know some people who are

2 very heated about it.

3 CHAIRMAN GEORGE: He just left.

4 MR. ZEICHNER: This does include some noncash

5 items, namely on the expense side, depreciation of

6 about \$1.5 million, and lease revenue, which is

7 book in nature. It's deferred revenue. It's in

8 exchange for a hangar.

9 If you turn the page one step further, we can

10 look at a statement called "Statement of Cash

11 Flows." This is presented for all businesslike

12 government activities. And what it does is it

13 switches from the accrual basis of accounting to a

14 cash basis.

15 You can go through it, you know, at your own
16 leisure and take a look at exactly how it lists
17 things. It lists cash received or used by,
18 operating activities, financing activities,
19 capital-related financing activities, and vesting
20 activities. But what I think you'd be interested
21 to look at is right in the top section, under
22 operating activities, the subtotal is net cash
23 used in operating activities.

24 Now, that's our operating deficit net of
25 depreciation expense, deferred revenue, which is

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

55

1 the Grumman revenue, and -- and several other
2 adjustments. You'll notice that we still have an
3 operating loss, considerably less than our
4 accrual-based operating loss, of \$550,000. And
5 I'm sure that's more of a loss than you'd like to
6 have at this point.

7 But if you look at last year's number, we

8 were at \$721-. So, we're -- I would say you're
9 moving in the right direction.

10 CHAIRMAN GEORGE: Okay. I'd like to make an
11 editorial comment at this time. We put together a
12 seven-year financial plan based on getting the
13 airport down to a point where the operating
14 revenue that was coming in from leases would cover
15 the operating expenses. And that's the number
16 that we keep going after.

17 What we're trying to do is to put additional
18 facilities on the airport to meet the need, you
19 know, of St. Johns County, which is being
20 verified, or blessed, if you will, by FAA.

21 If we can meet that need and bring these new
22 products on line so that we can increase our rent
23 revenue, then it will exceed our operating
24 expenses, and that's when we get off the tax roll.

25 MR. ZEICHNER: I think I've -- I think I've

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 addressed, you know, what I wanted to at this
2 point. If any of the board members have any
3 questions, Tina and I'd be happy to address them
4 if we can.

5 CHAIRMAN GEORGE: Okay. First, I'd like to
6 ask for any public comment on the financial, as
7 far as -- Al?

8 MR. SESONA: Al Sesona, North Boulevard.
9 Being a businessman, whenever I come up with any
10 kind of a plan and I'm looking for money, I have
11 to be pretty accurate in what I show for assets
12 and what I can back up what I want to do.

13 Now, there's been times when I've heard our
14 executive director here say that he's had a
15 waiting list of people that want to rent hangars.

16 I think you've really gone out on a limb
17 here, you know, to say that you want to do these
18 things, you know, which is going to benefit the
19 expansion of the airport on the one hand.

20 (Whereupon, Mr. Gorman reenters the room.)

21 MR. SESONA: But on the other hand, I -- I

22 just can't come to grips with, you know,
23 destroying a whole neighborhood, Araquay Park,
24 betting on it to come. That's just outside of my
25 grasp. I don't know how to handle that. It's a

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

57

1 very sore point with me.

2 I think that you folks would look much better
3 and much healthier if you could take that 106 or
4 whatever it is, waiting list, and get some kind of
5 a letter of commitment from these people, get some
6 kind of a downstroke, some earnest money, get it
7 into an escrow account. I think you'd develop a
8 whole lot more believability in what you're doing.

9 CHAIRMAN GEORGE: Okay. A comment about your
10 believability.

11 We have an accounting firm that is giving us
12 an audit of that we are doing our financial
13 statements, you know, in accordance with accepted
14 accounting practices. So, it can't -- we have to

15 use this. We can't create misleading information
16 for us to make decisions on.

17 We've got a Master Plan update that goes into
18 many, many hours of workshops of anybody
19 interested, you know, in the airport, could have
20 come to those, where they would go over all of
21 those pieces that are going into the equation.

22 Mr. Wuellner has, on numerous occasions, said
23 that we have 130 people on the waiting list. He
24 is also, on his soapbox, telling us that the last
25 time we built hangars, that we got, you know, like

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

58

1 a 40 percent fallout of those numbers. So, that
2 40 percent fallout of the 130 is what was used in
3 the Master Plan or -- or something -- something
4 less than the 130.

5 Now, that's used to define what the needs of
6 Northeast Florida/St. Johns County are for an
7 airport here at St. Augustine.

8 Back before we did the Master -- before we
9 pursued with the additional acquisition of
10 property, we had our consultants in telling us
11 where could we expand, where can we go? And if I
12 remember correctly, we were down to one buildable
13 lot, and that's where hangar 8, 9, and 10 are
14 going in now.

15 So, it -- I would like to -- we're in a
16 quandary, because we have to satisfy the eight
17 needs of St. Johns County per the Governor's
18 office that put us in business, and also worry
19 about where we're going to put them. So, that was
20 the decision that we came up with.

21 We had plenty of ample time for other people
22 to get in on these committee meetings to discuss
23 all that. And I'm sorry you weren't included
24 in --

25 MR. SESONA: May I rebut that?

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 CHAIRMAN GEORGE: Yes.

2 MR. SESONA: Again, Al Sesona, 94 -- 394
3 North Boulevard.

4 All that you say is well taken. And I
5 understand procedures. But the point that I'm
6 trying to make is, you know, trying to be totally
7 objective about this. You know, I'm -- I -- I
8 represent mister nobody out there. I'm out
9 there -- you know, I'm not privy to an awful lot
10 of your inside goings-on as occur at your
11 meetings.

12 So, in order for me, or anyone like me -- and
13 I think, quite frankly, and I don't say this as a
14 boast, but most folks don't have business
15 experience or corporate experience or
16 being-in-business-for-themselves' experience or
17 knowledgeable about finance and trends and one
18 thing or another, so that they're inclined to be
19 more unfairly objective or -- or misleading in how
20 they pursue what you're doing more so than I am.

21 And I just say that, you know, you've really
22 got to look at this more intentionally than I

23 think you do, because here we have, you know, fuel
24 increases. The national picture doesn't look like
25 it's going to get any better anytime soon.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

60

1 Quite frankly, I'm -- I'm a bit worried that
2 all of this isn't going to end up being an
3 albatross hung around the county's neck. And this
4 is how I feel very strongly.

5 And I don't say this to be critical. I -- I
6 think you're all well intentioned, those of you
7 who serve on the board as unpaid citizens, trying
8 to do good. Our executive director, Mr. Wuellner,
9 you know, he's -- he's a fine gentleman, quite
10 intelligent, and family man and trying to do the
11 right thing.

12 And like you said in your remarks in your
13 editorial in the paper, you know, just don't get
14 up here and throw stones. And I don't want you to
15 think I'm just doing that.

16 CHAIRMAN GEORGE: Okay. Well, I just wanted
17 you to understand where we're coming from and that
18 we have tried. Mr. Hickox?

19 MR. HICKOX: Wayne Hickox, 881 Queen Road.
20 Maybe I could address this to -- to your
21 speaker --

22 CHAIRMAN GEORGE: Please.

23 MR. HICKOX: -- but --

24 CHAIRMAN GEORGE: Anybody but me.

25 MR. HICKOX: Dichotomy, you've got. And I

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

61

1 get this from people who ask me questions after
2 they hear us talk about the airport on the air.
3 And for that matter, a former member of the board
4 has raised this question.

5 At what point do you see this coming together
6 where the kind of surprise you got this morning or
7 this afternoon on the cost of a project and so
8 forth, where does the water that is keeping the

9 airport's operating budget from being balanced,
10 its operating expenses from being balanced,
11 where -- where does that exist?

12 Can you tell us that so that we can maybe get
13 a better idea of how, whether it's a year, five
14 years, seven years that you're going to be off the
15 tax rolls, which I think, by the way, as I've said
16 before, is an albatross argument. But being that
17 that's what the public says they want, where you
18 could reach this? Because right now, every time
19 you take a project on to build it, you've got to
20 spend and commit more money, even though most of
21 it is financed by the state and federal
22 governments.

23 The fact of the matter is, there's still a
24 certain commitment from the Airport Authority
25 itself to increase its expenses. And you're

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 increasing expenses beyond what new revenue is

2 coming in. So, how do you -- how do you close
3 this gap?

4 CHAIRMAN GEORGE: That's a good question.
5 I -- clearly. What you -- one thing you do do, or
6 what I did in -- in my corporation, is I had a
7 plan, and everything goes back to the plan. And
8 this is the first time, to my knowledge, that the
9 Airport Authority has had the plan.

10 And I think that you hear from the challenges
11 that are made from this board, that every time
12 something about an expenditure comes up, we ask:
13 How is this impacting the plan?

14 MR. HICKOX: Well, please understand, I'm not
15 criticizing the board.

16 CHAIRMAN GEORGE: Yeah.

17 MR. HICKOX: I'm getting to -- relaying to
18 you is the comment or the criticism from those who
19 say this won't happen. That's all I'm saying.

20 CHAIRMAN GEORGE: I -- I share their concern
21 that, you know, costs are going up. We have built
22 in several things in the financial plan. One is

23 cost-of-living changes. But in the last three
24 years, it went up faster.

25 MR. HICKOX: Let me give you an example.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

63

1 Here, actually, what these gentlemen are doing are
2 examining the quality of administration's work in
3 putting an annual report together, if I'm not
4 mistaken.

5 And we already know that that job is being
6 done far better than it was being done ten years
7 ago. There's much more accountability. You can
8 find out exactly how much you're in debt or what
9 you're making. You couldn't do that ten years
10 ago.

11 CHAIRMAN GEORGE: No. I invite you to call
12 in on the talk show on Thursday, because, you
13 know, we could carry on this --

14 MR. HICKOX: I'm sorry.

15 CHAIRMAN GEORGE: -- debate, you know, back

16 and forth for, you know, another two or three,
17 four hours; whereas, the purpose of this agenda
18 item is to approve these financial statements.

19 But I will recognize Ms. Willis, because she
20 always has a guiding light.

21 MS. WILLIS: Actually, I'm looking for
22 information. May I ask a question of Mr. Z and
23 Ms. Robinson?

24 CHAIRMAN GEORGE: Uh-huh.

25 MS. WILLIS: Under the terms of GASB 34,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

64

1 elected officials are asked, not required, to
2 respond to the financial statements; is that not
3 correct? And how voluminous must it be? As an
4 elected official myself, I question, you know,
5 were there responses from these members?

6 MR. ZEICHNER: You're absolutely correct.
7 Under GASB 34, the government must respond to
8 audit findings. Now, as Tina -- as Tina --

9 MS. WILLIS: Excuse me one minute. That is
10 the government auditing standards. GASB 34 is the
11 new one that came out several years ago.

12 MR. ZEICHNER: This is the second year since
13 GASB 34 was implemented. It's also what created
14 the management's discussion analysis, which I
15 discussed earlier.

16 Under GASB 34, management of the board is
17 required to respond to all audit findings.

18 Actually, they're even required to respond when
19 there are no audit findings. In this case --

20 (Mr. Brunson leaves the room.)

21 MS. WILLIS: Required? Required or --

22 MR. ZEICHNER: This is the -- the volume that
23 is required to respond. Our response is, simply,
24 there were no prior-year audit findings.

25 MS. WILLIS: Right.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

65

1 MR. ZEICHNER: I'm sorry. There's -- it is

2 slightly a little more voluminous. I think it
3 reads -- in the bound copy, you'll find that --
4 that the airport has replied. We were glad to
5 report there were no audit findings.

6 MS. WILLIS: But as far as letters from each
7 elected official, that is not required; it's
8 requested. Is there one in your --

9 MR. ZEICHNER: I'm not aware of that.

10 MS. ROBINSON: There is no requirement for
11 individual direct board members to respond. But
12 as a whole, they are required to respond, even
13 prior to GASB 34. This business is bound with the
14 financial statements, which is then forwarded to
15 the Auditor General's office.

16 MS. WILLIS: As I said, I'm really looking
17 for -- I don't think this is working. I'm
18 actually looking for information, because, for
19 instance, our audit has not -- you can hear me,
20 though.

21 Our audit has not come out, but our -- this
22 report with -- there. This report with the
23 statements has come out, and I just wondered how

24 voluminous it should be. And yours is obviously
25 very slim. Just an audit.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

66

1 MR. ZEICHNER: Because we have no findings.

2 MS. WILLIS: No.

3 MR. ZEICHNER: It really --

4 MS. WILLIS: It does not have to do with the
5 financial findings of the auditor. It has to do
6 with the entire program, is what the intent of the
7 letter was. I see that there is a quandary, so I
8 will leave it there. Thank you.

9 CHAIRMAN GEORGE: Joe (sic), if you wouldn't
10 mind checking on that to make sure we are in
11 compliance with --

12 MR. ZEICHNER: I think you're all right.

13 CHAIRMAN GEORGE: Okay.

14 MS. ROBINSON: You are in compliance.

15 CHAIRMAN GEORGE: Okay. Sounds good.

16 Mr. Gorman, you had a comment you were going to

17 make during the --

18 MR. GORMAN: Well, yours is well taken,

19 because we're talking about the financial

20 statements and not talking about the whole

21 philosophy of the growth.

22 But to answer Mr. Hickox' question, it's

23 growth. It's how you know -- you take an educated

24 guess, and a very well-educated guess. And the

25 growth here is unprecedented. You can't find a

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

67

1 hangar anywhere in Florida, and in this area of

2 growth, you can't even dig one up. I mean,

3 there's almost zero chance you can't rent

4 everything we built, you know, at this stage of

5 planning.

6 CHAIRMAN GEORGE: Okay. Is there any other

7 public comment on the audited financial

8 statements?

9 (No further public comment.)

10 CHAIRMAN GEORGE: Board comments?

11 (No board comment.)

12 CHAIRMAN GEORGE: I'll entertain a motion to
13 accept them as presented.

14 MS. GREEN: Make a motion to accept as
15 presented.

16 CHAIRMAN GEORGE: Do I have a second?

17 MR. GORMAN: Second.

18 CHAIRMAN GEORGE: I'm sorry?

19 MR. GORMAN: Second.

20 CHAIRMAN GEORGE: Okay. We do have a second.
21 Any other discussion?

22 (No further discussion.)

23 CHAIRMAN GEORGE: All in favor of accepting,
24 say aye.

25 MS. GREEN: Aye.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

68

1 CHAIRMAN GEORGE: Aye.

2 MR. GORMAN: Aye.

3 CHAIRMAN GEORGE: Opposed?

4 (No opposition.)

5 CHAIRMAN GEORGE: Three? So, we have it.

6 Thank you.

7 MR. ZEICHNER: Thank you very much.

8 CHAIRMAN GEORGE: Thank you.

9 MR. WUELLNER: Thanks, Tina.

10 9.B. - RESTAURANT LEASE

11 MR. WUELLNER: Okay. The next item I have is

12 the airport restaurant lease. Cindy, can you cut

13 that back just a little? Thank you. Is the

14 airport restaurant lease. Advance the screen

15 here.

16 You have -- we've prepared an agenda item

17 that included what we jointly developed with Aero

18 Sport in establishing the basic parameters that we

19 were looking for in identifying potential

20 client -- potential tenants for the restaurant

21 facility. I think those are detailed out. I

22 didn't intend to go over all of those things.

23 But, basically, the results of those

24 discussions were, we -- we collectively felt that

25 we were in a -- it would be a much better scenario

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

69

1 for the airport to avoid the establishment or the

2 reestablishment of the restaurant facility as a

3 bar atmosphere at night versus a restaurant

4 atmosphere, that a significant focus of a future

5 restaurant business needed to be in the catering

6 side of the house, an area that has been nearly

7 completely neglected in the previous tenants.

8 We reversed the process in a way and

9 solicited companies who had significant experience

10 in the catering side and some experience in the

11 restaurant business, rather than look for

12 restaurant people who had no idea what they were

13 doing in the catering business.

14 (Whereupon, Mr. Brunson reenters the room.)

15 MR. WUELLNER: This allows that facility to

16 be much more integrated with the FBO operation and

17 the airport in how a restaurant benefits the

18 users.

19 As such, we solicited interest from -- from a

20 number of parties. We received a favorable

21 response from John and Cheryl Bistricky. We have

22 developed a base lease agreement with them, the

23 highlights of which are a five-year first term

24 with three additional five-year options, reduced

25 rent for the first year in order to establish the

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

70

1 business and get it running.

2 After -- afterwards, reversed to the normal

3 rental rate schedule, which is at \$10 a square

4 foot, or 2 percent of gross sales when it exceeds

5 the same monthly amount. So, anytime their sales

6 volume for a month exceeds \$10-a-square-foot rate,

7 which is -- I think is currently at \$1,500 a

8 month, that \$10 a month -- excuse me -- \$10 square

9 foot relates back to a \$1500-a-month rental

10 payment. So, when gross sales, the 2 percent
11 number exceeds \$1,500 in a month, we get the
12 larger of the two amounts.

13 Does not require additional investment by the
14 Authority. It will feature something new, which
15 will be a space made available initially by the
16 FBO, and in the event that would cease to be
17 tenable down there, the Airport Authority could
18 establish the same type of facility in their main
19 terminal.

20 Basically, it's a food kiosk that would be
21 established where they currently sell T-shirts and
22 things like that in the main terminal. But,
23 basically, it would be -- I don't know how to
24 describe it, other than perhaps a glorified coffee
25 bar and sandwiches, things like that, available in

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

71

1 the main terminal for those going in and out of
2 the terminal, but a much less formal -- they could

3 pick things up, go to the airplane, that -- that
4 kind of a setup, in addition to the restaurant
5 facility.

6 The facility initially will be operated as a
7 breakfast/lunch facility, with dinner to be added
8 as the business supports. We have looked -- you
9 know, I think we discussed a few months back but,
10 you know, when you look at the gross sales
11 numbers, the evening -- there is no dinner
12 business currently. They would like to develop
13 that over time. They would also like to work with
14 the Airport Authority over time to enhance the
15 availability of square footage for that restaurant
16 facility, and I think there -- thereby improve
17 their chances of successfully establishing an
18 evening meal.

19 But that's -- that's down the road and is not
20 a part of the lease agreement itself, other than
21 to say that we -- you know, we agree to work
22 together when it at some point becomes feasible
23 and subject to, you know, additional lease terms
24 when it happens.

25 Otherwise, that's in a nutshell what -- what

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

72

1 the lease agreement entails. They make additional
2 investments of their own.

3 There's some modification of the existing
4 square footage up there to -- in the area that the
5 bar was removed. They're adding additional
6 refrigerator and freezer capacity up there that
7 frankly was one of the Achilles' heels of the --
8 of the old way it was run; there just simply was
9 not square footage well thought out by the
10 original restaurant buildout that the original
11 tenant did.

12 But I -- I think this one has a strong
13 understanding. They have an established working
14 relationship and long-term business relationship
15 with the FBO, with, I believe it's NetJets or
16 Flexjet; I'm not sure which one it is. They're a
17 certified air-catering company. I think

18 there's -- they've got the strongest possibility
19 of success of all the people that submitted.
20 And I'm -- I'm very optimistic, and hopefully
21 we can get this lease approved and get them -- get
22 them up and running. I think they're -- they're
23 pretty close to being able to be open in the next
24 couple of weeks, I think is their -- their goal
25 here.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

73

1 CHAIRMAN GEORGE: Do they share yours and
2 Mr. Slingluff's conclusions that for a cafe here
3 to really become successful, that they've got to
4 do something with soliciting outside business from
5 outside the airport?

6 MR. WUELLNER: Yes. That's my understanding.
7 Well, he left, I guess.

8 CHAIRMAN GEORGE: Yeah.

9 MR. WUELLNER: But, yes, that was -- that was
10 the philosophy. They've got to get out there

11 and -- and pound the promotional part of the --
12 the restaurant business itself.

13 And secondary and -- and literally, the
14 revenue potential is actually greater on the
15 catering side for the -- for the success, which is
16 the piece of the puzzle that did not exist with
17 previous -- they simply were not -- I don't want
18 to use the term "willing participants," but they
19 certainly did not demonstrate any grasp of the
20 aviation catering business.

21 MR. BRUNSON: Ed, just curious, the kiosk, is
22 this going to be like prepackaged sandwiches, as
23 far as you know?

24 MR. WUELLNER: It's stuff made by the
25 business. It's not -- it's not -- you know, with

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

74

1 the exception of things like chips or something --

2 MR. BRUNSON: Right.

3 MR. WUELLNER: -- like that might be

4 available. But literally, they're fresh-made
5 breakfast items, lunch-type items.

6 MR. BRUNSON: But is this -- is this counter
7 going to have to be manned?

8 MR. WUELLNER: Yes, that's a part of their
9 business plan; they man it.

10 MR. BRUNSON: Okay. They put addition --

11 CHAIRMAN GEORGE: Any public comment? Yes,
12 sir.

13 MR. SESONA: Al Sesona, North Boulevard. On
14 the previous owner of -- of the business at the
15 Fly-By, what kind of a lease did they have?
16 One-year lease, two, five, what?

17 MR. WUELLNER: Actually, it was a 10-year
18 lease.

19 MR. SESONA: Ten-year lease.

20 MR. WUELLNER: Ten year, first term, with a
21 ten-year option.

22 MR. SESONA: So, do you intend to pursue them
23 for not having fulfilled that lease?

24 CHAIRMAN GEORGE: We -- we did. And I think

25 it was brought before the board, and we, you know,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

75

1 agreed -- we came up with a concession on their
2 part.

3 They gave us all of the equipment that they
4 had in, in exchange for being let out of the rest
5 of the lease. And with the financial condition or
6 the possible financial condition in the very near
7 future of the organization, we thought that was
8 the most prudent way to do it.

9 MR. SESONA: No good sending good money after
10 bad, right?

11 Now, you say that these new people are being
12 encouraged to solicit business other than from the
13 airport. What about parking? If you want people
14 to come there, what about parking?

15 CHAIRMAN GEORGE: Well, that's one of --

16 MR. SESONA: Is there sufficient parking?

17 CHAIRMAN GEORGE: That's one of the things we

18 have to address, yeah.

19 MR. WUELLNER: Parking was -- literally was
20 solved about a -- approximately a year ago. With
21 the expansion of the main terminal lot, we have
22 not had issues in the main terminal area with
23 parking since then.

24 CHAIRMAN GEORGE: I think, also, if you look
25 at business after hours, after normal work hours,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

76

1 a lot of our parking lot frees up so that they
2 could be using it for the restaurant that's there.

3 MR. SESONA: Will they be open after airport
4 hours?

5 CHAIRMAN GEORGE: Initially, they're only
6 open lunch, you know --

7 MR. WUELLNER: Breakfast and lunch.

8 CHAIRMAN GEORGE: But what we're saying is
9 that for future business, for the future long-term
10 success of their organization, they've got to have

11 the mentality that I've got to bring business into
12 this facility, other than just the airport. And
13 they do have that mentality.

14 MR. SESONA: Thank you.

15 MR. WUELLNER: I may not have adequately
16 explained it, but food will be available during
17 all hours that the FBO is open, that -- always
18 available at the kiosk location, but not always
19 available in the second floor at the restaurant
20 facility. So --

21 CHAIRMAN GEORGE: Okay.

22 MR. SESONA: Thank you.

23 CHAIRMAN GEORGE: Any other questions?

24 (No further public comments.)

25 CHAIRMAN GEORGE: Board comments? Yes,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

77

1 ma'am.

2 MS. GREEN: One, did we run numbers? And I'm
3 sure you did, because there's an abatement for the

4 first year, pretty significant, from \$10 a square
5 foot down to \$6.67 a square foot. And I know
6 that's to adjust to get startup costs, but a whole
7 year of abatement of \$3.37 is fairly significant.
8 I mean, I've heard of a couple of months, but not
9 a whole year.

10 MR. WUELLNER: It was about a \$4,000 annual
11 rent reduction, equivalent of, is what the -- the
12 reduction in the rate equal -- equates to.

13 MS. GREEN: How does that cut our revenues
14 from what we have in our budget, them coming in?

15 MR. WUELLNER: Well, you've got -- you've
16 obviously lost two months already.

17 MS. GREEN: Right. But I meant what we had
18 planned from what we were getting before. I'm
19 just saying, can we afford to cut it a whole year?

20 MR. WUELLNER: Oh, I think so. You know,
21 you're talking about a minor amount of money in
22 the scheme of the total budget. It's a \$4,000
23 net -- net difference from what -- if the
24 restaurant had been successful as it was.

25 MS. GREEN: All right. Now, my next question

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

78

1 is, personal guarantees, why do we not have any
2 personal guarantees?

3 MR. WUELLNER: I don't know.

4 MS. GREEN: That was our problem with the
5 last cafe. They corporately had some issues, and
6 I understand that and I know why we did it. But a
7 lot of commercial leases, we have corporate and
8 personal. I would ask for a personal guarantee on
9 it.

10 MR. WUELLNER: Okay. That's what you guys
11 tell me, we'll do. You know, we'll -- we'll make
12 it a condition.

13 CHAIRMAN GEORGE: Any other comments?

14 MR. GORMAN: I think a restaurant actually
15 serves the public and the airport as a whole. In
16 other words, it's just -- it -- it's -- it's
17 another element of the airport. And anything we
18 can do to get people that previously have done a

19 sound business would be a good thing.

20 In other words, even though you are going to
21 sacrifice revenue, I don't know, it's a gamble and
22 it's something that the director has decided was a
23 good enough gamble, because if they can get
24 established, they certainly are -- it just adds to
25 the overall -- the ambiance of the whole --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

79

1 airport people call the tower. So, it's a
2 relatively important little piece of the airport.

3 MS. GREEN: Well, I don't have any problem
4 with that. I just want to make sure the numbers
5 were run that were abating it for a whole year,
6 which is a little unusual in a commercial lease.
7 And also the personal guarantee. If they've given
8 us their personal financials, if they're, you
9 know, willing to go forward with this -- and I
10 encourage them to go over to that courthouse.

11 There are thousands of people, hundreds of

12 people over there that are dying for a place to
13 eat or bring food in. And I talked to Allison's
14 before that, and you're right; they were just not
15 willing to go out and do that. But with a
16 catering business, we have how many jurors over
17 there every week, employees that need to eat?

18 CHAIRMAN GEORGE: Yeah.

19 MS. GREEN: And it's right across the street.

20 CHAIRMAN GEORGE: Right in the general area,
21 right. Mr. Brunson?

22 MR. BRUNSON: The -- the only thing that pops
23 in my mind is that I know of a little
24 hole-in-the-wall restaurant on Highway 16 called
25 Millie's or something. They're getting -- they're

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

80

1 about to open a tavern there. And I asked how
2 much the rent was, and it's \$3,000 a month. So --

3 CHAIRMAN GEORGE: You know what that is
4 square footagewise?

5 MR. BRUNSON: I apologize. I did, but I
6 can't pull it up right now. And I thought that
7 was a little high. But I have mixed emotions
8 about the one year that -- but we need this
9 desperately. And I think Staff has done a good
10 job getting the right people in there.

11 I wish we could have negotiated for a little
12 less term on giving them a whole year. And, of
13 course, personal guarantees, that's a good point,
14 I think. Like if they believe in it, then sign.

15 CHAIRMAN GEORGE: What would be acceptable to
16 you as far as instead of a one-year?

17 MR. BRUNSON: Six months would be a term that
18 would be a long time for me.

19 CHAIRMAN GEORGE: Okay.

20 MR. WUELLNER: That's kind of why we're here
21 today. You tell me if you want something
22 different.

23 MR. BRUNSON: But also, you have to weigh the
24 negotiation between that. And you've sat down in
25 front of them and have looked at their business

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

81

1 plan and looked at their financials, and -- but I
2 think six months would be enough.

3 CHAIRMAN GEORGE: You know what the total
4 revenue was that we made last year on the -- on
5 the restaurant? Donna does.

6 MR. BRUNSON: And while he's looking at that,
7 I would also echo Ed's comment on parking. Each
8 time I pull up to the terminal now, I can park at
9 the front door easily. There's a lot of extra
10 parking now.

11 Gentleman wants to say something.

12 MS. GREEN: Gentleman wants to --

13 CHAIRMAN GEORGE: Public comments are done.

14 MS. GREEN: Oh, okay.

15 MR. GORMAN: You can reopen it.

16 MR. RODERICK: Well, we closed public.

17 MS. GREEN: I'm sorry.

18 CHAIRMAN GEORGE: Okay. My -- my personal

19 feeling on it is I agree with you about the
20 personal, you know, the guarantees. I think we
21 should go for something like that.

22 I don't have any experience about the -- the
23 rent abatement, what the -- the typical policies
24 are. I don't know if there are any typical. One
25 year does seem a little bit, you know, high.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

82

1 I will entertain a motion from the board
2 members on some alteration of this.

3 MS. GREEN: I'll make a motion that -- that
4 we deal with the rent abatement and leave it
5 within Ed's discretion, but somewhere between no
6 more than six or eight months. We need the
7 incentive. We need the restaurant here. I think
8 that's good. But definitely personal guarantees.

9 So, my motion is six to eight, within the
10 discretion of Mr. Wuellner, and the two personal
11 guarantees. But I only saw two names, although I

12 saw a Mary somebody else.

13 MR. BURNETT: Marie, and I didn't see her

14 last name, is actually --

15 MS. GREEN: Canepa?

16 MR. BURNETT: -- his mother, from what I read

17 in their submissions.

18 CHAIRMAN GEORGE: Okay. But the -- the point

19 is that personal guarantees --

20 MS. GREEN: Right. Personal guarantees from

21 whoever's invested in --

22 CHAIRMAN GEORGE: I have a motion from you.

23 Do I have a second?

24 MR. BRUNSON: I'll second.

25 CHAIRMAN GEORGE: Okay. Have a motion and a

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

83

1 second. Any additional --

2 MS. GREEN: Discussion?

3 CHAIRMAN GEORGE: -- board comment?

4 MR. GORMAN: I have additional board comment.

5 CHAIRMAN GEORGE: Okay. Go ahead.

6 MR. GORMAN: What if they say no on personal
7 guarantees, meaning personally, I'm not sure I
8 would open a restaurant with a personal guarantee.

9 MS. GREEN: But that's -- that is standard in
10 the commercial industry, absolutely standard. And
11 that's what happened with the airport last time.

12 We lost out because we didn't have it with
13 Allison's.

14 MR. GORMAN: I still want to argue with you.
15 What if they say no? You -- we're using Ed's
16 discretion.

17 CHAIRMAN GEORGE: Then say no --

18 MR. GORMAN: And he's really picked through a
19 lot of people.

20 MS. GREEN: Well, we don't have a lease right
21 now, but --

22 CHAIRMAN GEORGE: That's right.

23 MS. GREEN: -- that is standard.

24 CHAIRMAN GEORGE: Yeah.

25 MS. GREEN: That's why I'm saying, give him

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

84

1 discretion on the abatement, absolutely.

2 MR. BRUNSON: If they say no, Ed will report
3 that to us and then we've got another decision to
4 make.

5 MS. GREEN: I'd rather go with the year, but
6 have the personal guarantees.

7 MR. BRUNSON: The motion is --

8 CHAIRMAN GEORGE: I have a motion that we go
9 with the abatement for six to eight months, you
10 know, in your discretion there, but we get
11 personal guarantees of the owners of the business,
12 you know, for the operation.

13 MR. BURNETT: And just for one point of
14 clarification, there is a John Bistricky and a
15 Cheryl Bistricky, and I believe Mr. Bistricky's
16 mother is the woman who's listed in there as
17 Maria --

18 MS. GREEN: Canepa?

19 MR. BURNETT: -- Canepa. Would it be

20 personal guarantees from all three of them or just

21 John and Cheryl Bistricky?

22 MS. GREEN: The corporation is Fly-By Cafe &

23 Catering, Inc. Who are the principals of Fly-By

24 Cafe & Catering Inc.?

25 MR. BURNETT: I think it would be all three

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

85

1 of them.

2 MS. GREEN: If they're all three principals,

3 then all three.

4 CHAIRMAN GEORGE: Then we get all three,

5 right.

6 MR. BURNETT: Okay.

7 MS. GREEN: I mean, I don't want to put Mom

8 in there if she's not part of the corporation,

9 but...

10 CHAIRMAN GEORGE: Any other board discussion?

11 (No further board discussion.)

12 CHAIRMAN GEORGE: Okay. We have a motion to

13 accept the lease as written with the following
14 modifications: Modifications being that the rent
15 abatement be in the neighborhood of six to eight
16 months, not one year, and that all of the members
17 of the corporation give a personal guarantee on
18 it. All in favor, say aye.

19 MS. GREEN: Aye.

20 MR. BRUNSON: Aye.

21 CHAIRMAN GEORGE: Aye.

22 MR. GORMAN: Aye.

23 CHAIRMAN GEORGE: Opposed? No?

24 (No opposition.)

25 CHAIRMAN GEORGE: Okay. Next.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

86

1 9.C. - BANK LOAN CONVERSION

2 MR. WUELLNER: Next -- next item I have
3 relates to the Wachovia, the loan we have with
4 Wachovia.

5 Just to remind you of the terms of the

6 original note, the period for drawdowns expired
7 December 1st of this year. The terms of the loan
8 required that at the conclusion of the drawdown
9 period, the loan would convert to a 12-year
10 amortization schedule that includes a prepenalty
11 clause. Pay -- we could pay it at any time before
12 that date.

13 The Authority's total borrow on that loan was
14 one million, not five. Just -- we never did
15 exceed one million on it.

16 Wachovia is open to restructuring that
17 agreement. We had several discussions with
18 Wachovia folks, and the suggested strategy was to
19 reopen -- or basically is to close this loan.

20 My suggestion is we, during the month of
21 December or January, using current year ad valorem
22 proceeds, is pay back the entirety of the existing
23 loan with them, reestablish a line of credit with
24 the period of up to three years of additional
25 drawdowns, that we can draw down. We will have no

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 entry balance because we will have paid that off.

2 We'll watch the cash flows for the balance of
3 the year. If we need to make a drawdown and bring
4 the million dollars back into the budget, we'll do
5 so. If we don't need to or only need to do a
6 portion of which, we'll do that. But the
7 Authority will have saved anywhere from six to
8 eight months of interest requirements that would
9 have otherwise been with the old loan and would
10 have continued for twelve more years.

11 This -- their agreement is, on the future
12 loan, that we can get a no-pay -- no prepay clause
13 in this if we'll agree not to pay the balance of
14 the loan off for two years or three years. We --
15 we have a choice in that. I have three up on the
16 screen, but you can do it for two or three.

17 If we let that -- if we leave the loan open
18 for that period of time, then we can prepay at any
19 time after that. We can choose variable or fixed

20 on the -- on an amortization schedule and we can
21 select a 10-year payout if we choose to not pay it
22 off in advance.

23 It would basically reestablish a line of
24 credit, would allow -- give you the flexibility
25 moving forward in the event projects or things you

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

88

1 want to tackle, you've got your backup for cash
2 flow for a few years until the reserves are
3 re-funded -- or funded again, is probably a better
4 way of saying it.

5 That would be our suggestion at this point,
6 is to rather than get locked into a 12-year
7 scheduled -- they've extended it now for about 45
8 days to allow us to take what action we need to do
9 to consider the options at this point.

10 It will take a little bit to get the
11 documents established and all of that, and we can
12 bring that back to you at your January meeting for

13 approval of a -- of a new note. But we would need
14 to -- some direction tonight as to what you want
15 to do.

16 CHAIRMAN GEORGE: Ed --

17 MR. WUELLNER: You can do nothing if you
18 want, and we'll just pay it back over the next 12
19 years.

20 CHAIRMAN GEORGE: The whole purpose of that
21 was the land acquisition for the southern
22 development area. And if I remember correctly, we
23 were looking at government grants for land
24 acquisition over the next three to five years.

25 MR. WUELLNER: Yeah.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

89

1 CHAIRMAN GEORGE: By signing this new loan,
2 as a grant comes in for \$219,000, that \$219- can
3 be applied directly to this --

4 MR. WUELLNER: Sure.

5 CHAIRMAN GEORGE: -- without any penalty?

6 MR. WUELLNER: None at all.

7 MS. GREEN: If we have extension.

8 MR. WUELLNER: If you -- if you redo this.

9 CHAIRMAN GEORGE: If we redo the whole thing,
10 right.

11 MR. WUELLNER: If you keep the old loan and
12 just move forward, you've got a significant
13 prepenalty payment in this in order to get out of
14 it sooner.

15 MR. BRUNSON: Ed, this new loan, are there
16 any major closing costs involved like --

17 MR. WUELLNER: Not at all.

18 MR. BRUNSON: -- points and --

19 MR. WUELLNER: Not at all.

20 MR. BRUNSON: It's a no-brainer --

21 MR. WUELLNER: In theory.

22 MR. BRUNSON: -- to me, that --

23 MS. GREEN: Uh-huh.

24 MR. BRUNSON: -- we've still got the money
25 available with our lines of credit, and if we can

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 save the -- that interest and -- and we've got the
2 money to do it --

3 MR. WUELLNER: I think conservatively you've
4 got six or eight months of --

5 MR. BRUNSON: Right.

6 MR. WUELLNER: -- no interest involved here
7 at \$8- to \$10,000 a month that -- that is not
8 going to be spent.

9 MR. GORMAN: The new loan has no different
10 interest rate; it's the same.

11 MR. WUELLNER: It's -- it was fixed on the
12 LIBOR, the London Interbank Rate.

13 MR. BRUNSON: On pork bellies, it's tied to.

14 CHAIRMAN GEORGE: Speaking of that, let me
15 get public comments on -- on this.

16 (No public comment.)

17 CHAIRMAN GEORGE: Okay. Hearing none, I'm
18 kind of in agreement also with the --

19 MS. GREEN: And I -- I agree.

20 CHAIRMAN GEORGE: There's one -- you know,

21 one aspect, I was concerned about taking the
22 million out of our money from the taxes, but I
23 have a line of credit there, so if I need part of
24 that million, I can go back and --

25 MR. WUELLNER: Exactly. You're only --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

91

1 CHAIRMAN GEORGE: It's just a lot of
2 transactions going back and forth.

3 MR. WUELLNER: -- looking at maybe a couple
4 of weeks you didn't have access to that.

5 CHAIRMAN GEORGE: But the net of it is we're
6 saving \$6- to \$8,000 --

7 MS. GREEN: A month for about six months.

8 CHAIRMAN GEORGE: Right. So, I'll entertain
9 a motion.

10 MR. BRUNSON: We might can go back and give
11 them a year on the lease now.

12 MS. GREEN: Shh.

13 MR. BRUNSON: Do you need a motion with that?

14 CHAIRMAN GEORGE: Yes, we do.

15 MR. WUELLNER: You just need to give me some

16 direction. If you want to move along with that,

17 we'll get those things drawn up and you'll get

18 them back as a resolution y'all have to pass

19 later.

20 CHAIRMAN GEORGE: I think that the --

21 MS. GREEN: Absolutely.

22 CHAIRMAN GEORGE: -- direction is go ahead

23 with it and, you know --

24 MS. GREEN: Conversion terms.

25 CHAIRMAN GEORGE: -- and bring the other

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

92

1 documents back.

2 MR. WUELLNER: Terrific.

3 CHAIRMAN GEORGE: All right?

4 MR. WUELLNER: All right.

5 9.D. - TREE REMOVAL & RELOCATION BID RESULTS

6 MR. WUELLNER: All right. Next item among

7 the last actual items I have, we opened bids on
8 the tree removal and relocation, and it has some
9 site development in there, too, but the bid title
10 for purposes of advertising was tree removal and
11 relocation.

12 We received two bids on the 29th of last
13 month. The apparent low bidder has failed to
14 qualify in our review and the consultant's review
15 of that bid. They have some outstanding issues.
16 They didn't respond well during the bid, the bid
17 document itself, to questions and answers that
18 were out there, and appeared not to be qualified
19 to even do the work that they bid on.

20 And as -- and as an additional issue, they
21 appear to have failed to complete a job in -- in
22 the Fernand -- Fernandina area -- if I can get
23 that out right -- failed to complete a job up
24 there. And literally, that had to be paid out
25 of -- by another contractor, been done by another

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 contractor to finish the job. So, we have some
2 issues on a lot of levels with the apparent low
3 bidder.

4 Now, that brings up what it costs to bid all
5 those trees. We had 70 -- and correct me if I'm
6 wrong -- I want to say 74 or 76 trees? I want to
7 get it right.

8 MR. HOLESKO: Actually, you ended up with 58.

9 MR. WUELLNER: Originally?

10 MR. HOLESKO: Yes.

11 MR. WUELLNER: Fifty-eight trees, relocating
12 them to various areas, all within the -- the old
13 Araquay Park area. These are trees that were
14 under the footprint and/or safety area of the
15 proposed apron project only, okay? And it
16 amounted to \$9 million --

17 MR. BRUNSON: Nine hundred thousand.

18 MR. WUELLNER: Displaced decimal in my --

19 MR. BRUNSON: Nine-eighty?

20 MR. WUELLNER: Nine hundred and fifty

21 thousand -- fifty-three thousand dollars. We --
22 you know, we looked at that and felt that was
23 left-field high. We -- you know, that was not
24 what we had in the spirit of developing this --
25 this effort.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

94

1 I can tell you that we intended to use some
2 FDOT money, to which there is about a \$675,000
3 total grant -- total project value available with
4 FDOT to do some site development work, of which we
5 know we have other things we need to do out of
6 there other than tree relocation.

7 My suggestion is that we -- that you -- you
8 folks provide a direction via budget of what you
9 would like us -- you know, what -- what do you
10 feel you can support on this project from a total
11 dollars.

12 I believe the budget, for purposes of that
13 grant, could support approximately \$200,000 that

14 could be made available to relocate trees of
15 various sizes. I think we can get to a meaningful
16 project and relocation effort for that kind of
17 dollars. And I -- and I think we'll, you know,
18 all be very pleased and proud with the results of
19 what we've been able to save back there in that
20 neighborhood --

21 MR. BRUNSON: How much --

22 MR. WUELLNER: -- especially compared to
23 what --

24 MR. BRUNSON: How much do we have to match
25 for the two hundred thousand --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

95

1 MR. WUELLNER: Well, that would be your
2 total, so...

3 MR. BRUNSON: Oh, a total.

4 MR. WUELLNER: I believe it's -- I want to
5 say it's a 50/50 grant. It may be an 80/20. But
6 it -- in any case, it's a difference of a few

7 thousand dollars.

8 MR. BRUNSON: Okay.

9 CHAIRMAN GEORGE: So, what you're doing is
10 you're taking that 9 -- \$953-, and you're boiling
11 it down so that the -- what we're paying of the
12 taxpayers' money is basically the \$50,000.

13 MR. WUELLNER: Well, it's basically a
14 hundred.

15 CHAIRMAN GEORGE: I'm sorry. I thought
16 the --

17 MR. WUELLNER: You have a total -- total
18 grant of -- all right. Sorry. A total project
19 value with FDOT of \$675,000, of which we have
20 other things we know we've got to do out of it.

21 CHAIRMAN GEORGE: Right.

22 MR. WUELLNER: I believe that grant could
23 support a total expenditure of about \$200,000. My
24 recollection is it's a 50/50 grant with DOT. So,
25 at a \$200,000 level, our expenditure would be

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 approximately a hundred thousand dollars.

2 CHAIRMAN GEORGE: Okay. How much do we have
3 budgeted for this?

4 MR. WUELLNER: We did not budget, other than
5 in the context of that total site development, of
6 \$675,000. That is budgeted, that total amount.

7 CHAIRMAN GEORGE: Well, are you telling me
8 then that the \$675- that we budgeted can handle
9 all of the in -- all of the site development that
10 you had planned --

11 MS. GREEN: Plus a hundred.

12 CHAIRMAN GEORGE: -- plus the tree --

13 MR. WUELLNER: Correct.

14 CHAIRMAN GEORGE: -- relocation.

15 MR. GORMAN: It's -- it's inclusive.

16 CHAIRMAN GEORGE: And we would be able to
17 accomplish everything without any increase in our
18 budget.

19 MR. WUELLNER: Correct. That was envisioned
20 under that grant.

21 CHAIRMAN GEORGE: Or we could save a hundred

22 thousand if we didn't spend it to use it somewhere
23 else.

24 MR. WUELLNER: That's -- that's why the
25 question's in front of you.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

97

1 CHAIRMAN GEORGE: Okay. Just want to
2 understand it. You want public comment before
3 yours?

4 MR. GORMAN: Well, no, I'd rather -- I'd like
5 to make one comment. Let's get some public
6 comment and we'll go back.

7 CHAIRMAN GEORGE: All right.

8 MR. GORMAN: Let's ask something. Why spend
9 money on trees? We've got a lot of naysayers on
10 that.

11 It's a key ingredient to provide -- it's a
12 key ingredient. It's a bit of out-of-box
13 thinking. It provides that key element to make an
14 air park design out of this thing, to make it --

15 it gives the general public, an aviation consumer,
16 a facility that can be joined -- you know, enjoyed
17 by this generation, rather than like when you go
18 to a Wal-Mart and you've got a sprig of a tree an
19 inch in diameter that actually provides no shade
20 and provides no esoteric value.

21 And I -- I don't know. I'd like to see a
22 municipality start to build responsibly rather
23 than this -- this clear-cut mentality which
24 provides really no esoteric value. It provides
25 nothing for the public and it's not

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

98

1 environmentally either responsible or sensitive.

2 I would like to spend, myself, a lot more
3 than Mr. Wuellner recommends; however, he feels
4 that this is a good balance of what's going to
5 be -- it's -- you know, you're picking the pick of
6 the litter here in doing what's necessary, not
7 what -- not everything.

8 CHAIRMAN GEORGE: Any other board comments
9 before I ask for public comments? And then we'll
10 come back to board comments.

11 Public comments, please.

12 MR. RODERICK: I have one.

13 CHAIRMAN GEORGE: Yes. Mr. Roderick.

14 MR. RODERICK: I'll speak as John Roderick,
15 Ponte Vedra. We -- we've gotten lots of good
16 mileage by having a plan not to just raze and do
17 dress-right airports. Most of the public,
18 nonflying public, especially those who don't like
19 us in the first place, use that as an argument for
20 not supporting the airport.

21 But when you couch it that, hey, we really
22 want to conserve these trees, we really want to
23 preserve something for future generations, we
24 really rise in their eyes, like you really want to
25 be part of the community. You're not just, you

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 know, guise of you only care about getting above
2 the ground and still living on the ground.

3 And so, I -- I really support this. And I
4 have friends in my community that do the same.

5 CHAIRMAN GEORGE: Okay. Mr. Ciriello?

6 MR. CIRIELLO: Joe Ciriello, St. Augustine
7 South. I wasn't going to say anything but, you
8 know, if you people sitting here are convinced of
9 saving trees and -- and everything like Jack has
10 said, if that's really your concern for making
11 everything look nice, you would have never gone
12 into Araquay Park and tore it down in the first
13 place.

14 I was against it right from the start. But,
15 that plan that Ed had up on the board where -- you
16 know, Ed, your --

17 MR. WUELLNER: Uh-huh.

18 MR. CIRIELLO: -- drawings and everything,
19 would you put that up again?

20 MR. WUELLNER: Take me a second, but I will
21 do that. Okay.

22 MR. CIRIELLO: Yeah. You're -- you're --
23 you're worried about a few trees and how nice
24 you'll look at it and everything. And like I
25 said, I was against this thing right from the very

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

100

1 get-go. But since you went ahead and did it, now
2 I'm sitting here thinking how -- oh, gee, I
3 shouldn't use the word "dumb" it looks -- because
4 while you're trying to make it look nice, look how
5 much wasted space you have there when you could
6 put in tons more hangars, make more money.

7 You're just -- oh, I'm sure you guys know
8 what I'm saying.

9 CHAIRMAN GEORGE: Thank you, Mr. Ciriello.
10 Ms. Willis?

11 MS. WILLIS: Well, I applaud you for saving
12 some trees. Keep at it. Now, I, of course, was
13 against destroying Araquay Park, but don't also
14 help destroy the world. We need trees. We don't

15 need to denude our little quarter of land.

16 CHAIRMAN GEORGE: All right. Any other
17 public comment?

18 (No further public comment.)

19 CHAIRMAN GEORGE: Come again to board
20 comment. And I'll make mine first. With the
21 things that we have to do around the facility to
22 spend a hundred thousand dollars for trees when --
23 Ed, I'm sorry, back to your chart again.

24 MS. GREEN: Should have printed it and faxed
25 it and sent it out.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

101

1 MR. BRUNSON: He didn't want anybody to see
2 it.

3 CHAIRMAN GEORGE: Well, not yours, the next
4 one, which shows the -- you know, the --

5 MR. WUELLNER: That one.

6 CHAIRMAN GEORGE: That one. It's my
7 understanding that this hundred thousand of our

8 money and \$200,000 of the state's or the fed's
9 money is just for the dark area that's coming in
10 and circling in. Okay. I'm getting a no.

11 My point I was going to make was, look at all
12 the rest of the area where there's still trees.
13 Now, to have a tree that is 30 inches in -- or 15
14 inches in diameter, what's the difference if I
15 have a tree that's 10 inches in diameter? It's
16 still greenery that's back there.

17 I'm sorry. Go ahead.

18 MR. GORMAN: It's design, Buzz. The design
19 works out the best if you actually spend a bit of
20 money. You get the air park look, rather than get
21 a military look, because it's too hard to move all
22 the pieces of the puzzle around perfectly without
23 doing a little bit of this, what I -- you know,
24 mega gardening. That's -- that's the point.

25 The point is you'll get what you want if you

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 do spend a little bit. And the point is it's in
2 keeping with all of St. Augustine, with a resort
3 town, with -- St. Augustine is a tree city.
4 That's why.

5 CHAIRMAN GEORGE: How many other trees are
6 there in that whole area other than the 58 we're
7 talking about moving?

8 MR. WUELLNER: In the whole area?

9 CHAIRMAN GEORGE: Yeah.

10 MR. GORMAN: We're not talking about that
11 right now.

12 MR. HOLESKO: Hundreds.

13 MR. WUELLNER: Hundreds, I'm sure.

14 CHAIRMAN GEORGE: Hundreds. I guess my point
15 is, there are hundreds of trees back there that
16 could be utilized for the beautification of the
17 area. So, does -- does the moving of these 58
18 trees, does that provide us \$200,000 greater
19 greenery than leaving the rest of the trees there?

20 MR. WUELLNER: Well, let me clear up. First
21 of all, you're not -- you're not going to move 58
22 trees for \$200,000. You're at a, you know,

23 fraction of that.

24 CHAIRMAN GEORGE: Okay. I'm sorry. I

25 thought that this --

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

103

1 MR. WUELLNER: Fifty-eight trees is \$953,000,

2 which, you know, was -- was way out there.

3 CHAIRMAN GEORGE: Okay.

4 MR. WUELLNER: You're going to get -- we --

5 we -- I don't remember what the -- what's the

6 sheer number of the -- the big trees?

7 MR. HOLESKO: Ten.

8 MR. WUELLNER: There are ten large trees.

9 When you -- when you back that out, you get very

10 close to the number we're talking about.

11 Now, we're probably looking at a mix of

12 trees, in fairness, not just, you know, like

13 lopping out the largest of them.

14 We're looking at trying to find, you know,

15 some, what I would call specimen trees, some --

16 some -- some of the best-looking, best-shaped,
17 highest-survivability specimens to relocate, you
18 know, not everything in that footprint now.

19 CHAIRMAN GEORGE: Okay. Has anyone looked at
20 relocating some of the trees to our existing
21 airport facility? I mean, if we want greenery
22 through just the southern development, why not
23 take some of it and put it over into the other
24 areas, too? We have trees that are going to be
25 destroyed.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

104

1 MR. GORMAN: True. It -- it's just part of
2 the design. In other words, to make the design
3 work, you're going to have a huge -- you're going
4 to have vast -- you're going to have areas that
5 are denuded. And so, it's just a land -- it's
6 part of the landscaping project. And it's a very
7 tiny percentage of the whole project. It is a
8 tiny percentage. It's not that much money

9 compared to the whole project.

10 CHAIRMAN GEORGE: Okay. Mr. Brunson?

11 MR. BRUNSON: When we're -- when we're
12 building hangars and getting permitting from the
13 county, are we not required to -- with commercial,
14 we don't have to have tree counts.

15 MR. WUELLNER: We've -- we've got -- there's
16 an exception in the county code for our airside
17 development in that technically we do not have to
18 replace or replant anything that's related
19 airside.

20 MR. BRUNSON: Okay.

21 MR. WUELLNER: We, in a sense, voluntarily
22 agree -- the way it's written is broad enough; we
23 could -- we could try to get out of that
24 completely for any aviation building.

25 We do not try to do that currently. We

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 literally make a distinction between airside and

2 landside and choose to comply with the landside
3 requirements in -- and plant or preserve or
4 whatever's appropriate on the -- on the particular
5 project.

6 This area, for the apron, in theory, you have
7 carte blanche with the county. You do not have to
8 do anything with them, other than tell them you're
9 taking advantage of that section of the
10 development code, which we've done in past
11 projects.

12 MR. BRUNSON: Well, it's my --

13 CHAIRMAN GEORGE: Okay.

14 MR. WUELLNER: So, we don't have a
15 requirement.

16 MR. BRUNSON: Yeah. It's my opinion that
17 airplanes and props and wind and -- do not mix
18 with trees.

19 MS. BADGER: Why don't we get rid of the
20 birds, too?

21 MR. BRUNSON: Yeah, we should. But I'm in
22 favor of coming up with a design, certainly not to

23 spend \$900,000, but coming up with a design to

24 where we can try our best to make this a --

25 MR. GORMAN: We're asking for \$100,000, not

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

106

1 \$900,000.

2 MR. BRUNSON: That's what I'm saying. Well,

3 the bid was \$900-.

4 CHAIRMAN GEORGE: Right.

5 MR. BRUNSON: And I would be in favor of

6 supporting this compromised plan for -- to keep as

7 many trees as we can, as long as they didn't

8 interfere with when you taxi out and you crank up

9 and it blows the leaves on my plane and different

10 things. And that's a big design problem. But I'd

11 be in favor of trying to do that.

12 CHAIRMAN GEORGE: Okay. Ms. Green?

13 MS. GREEN: I'm in favor of the budget for

14 the \$100,000. I just want to make sure whenever

15 we enter into whatever contract, removing trees,

16 replacing them, always there's a -- that you lose

17 trees. They die when you replace them.

18 CHAIRMAN GEORGE: Yeah.

19 MS. GREEN: So, a lot of contracts don't have

20 a year guarantee, which is standard in the

21 industry. But I think we should do that, because

22 if we start replacing quite a bit of these, I want

23 to make sure we're using our money wisely.

24 MR. WUELLNER: There's a follow-on care

25 provision in the contract as it was bid.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

107

1 MS. GREEN: I know there's follow-on care,

2 but there's also a year standard in the industry

3 for replacing completely if something dies.

4 MR. WUELLNER: I think they do that for

5 nursery trees, but they won't do that for

6 relocation.

7 MS. GREEN: Relocation? That's what I was

8 wondering.

9 MR. WUELLNER: Because you can't control the
10 root structure on a relocation.

11 MR. GORMAN: Can we go with a percentage with
12 it? If, you know, of course, if everything gets
13 moved and everything dies, but maybe we've got
14 some recourse, but if there's a certain percentage
15 of those --

16 MS. GREEN: Well, I -- well, we can deal with
17 that whenever we get to it.

18 MR. GORMAN: I was going to leave that up to
19 Ed.

20 MS. GREEN: Yeah. That's fine.

21 MR. WUELLNER: Yeah. We -- we would --
22 obviously, we would tailor what would be moved to,
23 again, the definition of "specimen." I mean, if
24 it's, you know, a tree that's barely there and,
25 you know, not exactly the best-looking specimen,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

108

1 that's -- that's the kind of thing you could --

2 you would -- you don't move, let's put it that

3 way.

4 You know, again, it becomes a budget issue.

5 You know, we bid the project not knowing what --

6 what was going to come out. We've got some trees

7 in there. We've got one tree that's how much?

8 MR. HOLESKO: Seventy-four thousand dollars.

9 MR. WUELLNER: You've got a single tree

10 relocation there that's seventy-some thousand

11 dollars. I mean, obviously that's a large

12 developed tree.

13 CHAIRMAN GEORGE: And a high risk of losing

14 that one.

15 MS. GREEN: Yeah, that's what I --

16 MR. WUELLNER: And extremely high risk.

17 MR. GORMAN: So, we don't do that. So, we

18 don't do that one.

19 MR. BRUNSON: That's what I mean.

20 MR. WUELLNER: There's a range there that --

21 that you can get a very, very high success rate in

22 the relocations on size.

23 MS. GREEN: And that was my concern. Either

24 we get guarantees or those are trees we just can't
25 do.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

109

1 MR. GORMAN: That's good.

2 CHAIRMAN GEORGE: What direction do you want
3 out of us now?

4 MR. WUELLNER: I need a total dollars, not --
5 you know, are you -- is it a total of \$100- or a
6 total of \$200-, are both numbers, but I think
7 we're mixing 50 percent numbers in there, if I'm
8 not mistaken.

9 MS. GREEN: Right.

10 MR. GORMAN: In other words, the whole budget
11 is \$200-, we'll pay a hundred of that, right?

12 MR. WUELLNER: Right. As it's grant beyond
13 that.

14 MR. GORMAN: That's fine. So, we have to put
15 the total budget of two, we pay one of that. That
16 was your kind of what you think is a good standard

17 number?

18 MR. WUELLNER: I would assume -- if you

19 approve \$200,000, I'm assuming half of that is

20 FDOT.

21 MR. GORMAN: Okay. With that --

22 MR. WUELLNER: So, you don't have to

23 complicate your --

24 CHAIRMAN GEORGE: But I think -- I think that

25 it's consensus, you know, here, that we can

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

110

1 approve the \$200-, you know, provided we get a

2 hundred from the --

3 MR. WUELLNER: Right.

4 MR. BRUNSON: Or more.

5 MR. WUELLNER: You already have a grant for

6 it.

7 CHAIRMAN GEORGE: Or more, yeah. And that

8 does come out of existing budgets that are already

9 approved?

10 MR. WUELLNER: Yes.

11 And I guess the second part of that, with the
12 number, anyone have any issues -- we probably
13 ought to square this up in a motion somehow, but
14 are we all right to award that work to Davey,
15 the -- the bidder involved here, and get that
16 started?

17 And the reason I'm -- I'm pressing the point
18 tonight is we're in that real short window of time
19 seasonally that's ideal to move the trees. If --
20 if we get later in the season --

21 CHAIRMAN GEORGE: I think the board would --
22 would go along with me -- and tell me if you
23 don't -- that you can proceed with it, with
24 Mr. Gorman's approval. He has spent so much time
25 back there, he knows exactly what they're after,

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

111

1 and I think that he could speak for the board very
2 well. Do you have any objections to that?

3 MS. GREEN: No, I don't.

4 MR. BRUNSON: I have none.

5 MR. GORMAN: I think if we -- if we go with
6 \$200-, that's not as many as I would move, but if
7 you're just getting so much for ice cream, you're
8 going to buy your favorite flavor. So, let's try
9 that and just see --

10 CHAIRMAN GEORGE: That was a yes, right?

11 MR. GORMAN: Yes.

12 CHAIRMAN GEORGE: Okay. Good.

13 MR. GORMAN: That's a yes.

14 CHAIRMAN GEORGE: All right.

15 MR. GORMAN: Let's -- let's try that and go
16 with it.

17 CHAIRMAN GEORGE: I think that, you know --

18 MR. GORMAN: It will be an asset.

19 CHAIRMAN GEORGE: -- anything we can do to
20 get some -- some guarantees for, you know,
21 replacement and everything will be fine. Okay.

22 Next item?

23 9.E. - BUDGET COMPARATIVE ANALYSIS

24 MR. WUELLNER: That was all I had. The only

25 other -- the next item that we have is a

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

112

1 continuation of your comparison, budget

2 comparison. As -- as requested, we went out and

3 solicited and received copies of budgets from -- I

4 think there's six or seven airports. I've

5 forgotten now the total. We bound those for you

6 and they're in a -- in a book.

7 At your suggestion, Mr. George, we -- we

8 have -- we provided I think one in front of

9 everybody, but a little -- gets you started in

10 terms of trying to get the -- what's the term?

11 CHAIRMAN GEORGE: Apples-to-apples

12 comparison.

13 MR. WUELLNER: Yeah.

14 MS. GREEN: What to look at.

15 MR. WUELLNER: You know, to give you some

16 idea that you're talking similar airports.

17 We did not obviously go out and try and
18 discover all of that information, but we provided
19 what we had for our airport to give you an idea
20 that, you know, if you -- depending on how you
21 choose to move forward with this, you've got
22 some -- some metrics here that you can, you know,
23 begin to try to make comparisons on, you know,
24 what airports compare from what -- and where you
25 need to make adjustments in -- in thinking about

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

113

1 how their budget matches. This is not going to be
2 an easy task.

3 CHAIRMAN GEORGE: All right. At the -- at
4 the workshop, I think the direction we gave you
5 was to pull this documentation together and get it
6 to the board members so they could take a look at
7 it beforehand, which has been done.

8 MS. GREEN: Right.

9 CHAIRMAN GEORGE: Second thing was to get an

10 estimate from the -- the company, ABS.

11 MR. WUELLNER: That's in there, too.

12 CHAIRMAN GEORGE: Yeah. And that's in here,

13 too. And I think that they're saying not to

14 exceed \$16,000 for them to pull it together.

15 We also stated that we thought that the next

16 step would be for each one of the board members to

17 take one of the airports --

18 MS. GREEN: I was just thinking the same

19 thing.

20 CHAIRMAN GEORGE: -- you know, and let them

21 do their analysis and be the expert on that

22 airport's budget, and then come back and have

23 another workshop, but to review what we were

24 planning on doing and seeing if there's any, you

25 know, changes to that direction, and if not, let's

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

114

1 pick the airport we want.

2 MS. GREEN: You want to use the --

3 CHAIRMAN GEORGE: I think that's a great way
4 to get it --

5 MS. GREEN: So, we're still talking the same
6 language?

7 CHAIRMAN GEORGE: I think that part of the
8 analysis, if I picked an airport, would be my
9 responsibility to fill in --

10 MS. GREEN: Right.

11 CHAIRMAN GEORGE: -- these gaps on this chart
12 and get it to Mr. Wuellner so we can draw lines
13 for the -- the titles across there.

14 But, anyway, how do you want to handle this?
15 Because I'm -- I'm also thinking that -- that we
16 might all have an appreciation now for the
17 differences, you know, in just the presentation of
18 the data.

19 And if there's a -- if there's another
20 direction that you would like to go, other than
21 taking a look at the airport operating expenses in
22 its entirety, if there's a way we can hone down on
23 what your direction is, like just on maintenance,
24 personnel, you know, whatever it might be, now's a

25 good time to say what that direction should be.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

115

1 So, I'll throw it open for discussion.

2 MS. GREEN: I think the chart we have is an
3 excellent starting point. I think when we go
4 through our individual airports, if there's
5 something unique that glares out at us, we can
6 make a note on it.

7 MR. GORMAN: This should be an ongoing
8 year-long dialogue. It -- it'll -- it
9 continuously hones any type of budget decisions
10 from year to year.

11 CHAIRMAN GEORGE: Okay. But -- all right.
12 How do you feel, Mr. Brunson?

13 MR. BRUNSON: This is a good starting point.
14 And I think doing the work on it, it will open up
15 questions, but -- but I think this definitely
16 should be a workshop to where we can really roll
17 up our sleeves and go to work on it.

18 CHAIRMAN GEORGE: Okay.

19 MR. BRUNSON: Ed, just -- Ed, is any
20 governmental money available for the comparison
21 analysis from the people that want \$16,000?

22 MR. WUELLNER: Not that I'm aware of.

23 MR. BRUNSON: Okay.

24 MR. WUELLNER: I don't think anybody's
25 currently grant funding operational items.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

116

1 MR. BRUNSON: Okay.

2 MR. GORMAN: Pardon?

3 MR. WUELLNER: I'm not aware of anybody
4 that's currently funding, grant funding
5 operational-type items.

6 MS. GREEN: To get this paid for to do the
7 analysis.

8 MR. BRUNSON: Consultant analysis.

9 CHAIRMAN GEORGE: To get somebody to pay the
10 \$16,000.

11 MR. WUELLNER: For this kind of a --

12 MR. GORMAN: We had that budgeted before, I

13 recall. We had \$12,000 --

14 CHAIRMAN GEORGE: That was two years ago.

15 MR. WUELLNER: But he -- he's asking about

16 grant funds.

17 CHAIRMAN GEORGE: It's not in the budget now.

18 MR. GORMAN: Is -- is the airport

19 substantially different that you wouldn't be

20 interested now, but you were interested before?

21 MR. WUELLNER: No, I think you're

22 misunderstanding. He was just asking if there was

23 grant funds available --

24 MR. BRUNSON: To pay that \$20,000.

25 MS. GREEN: So we wouldn't have to pay it.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

117

1 MR. GORMAN: Oh.

2 CHAIRMAN GEORGE: I think Mr. Gorman's point

3 was that one -- we -- we put in a budget two years

4 ago of \$20,000 to do this analysis --

5 MR. GORMAN: Correct.

6 CHAIRMAN GEORGE: -- you know, and this guy

7 is coming in under that \$20,000. So, since we're

8 still basically the same, would -- why wouldn't

9 we, you know, go ahead and spend that kind of

10 money?

11 My answer to that is, this is going to force

12 each board member to get a little bit more

13 involved in the budget cycle, and I think that the

14 added benefit of doing that is just outstanding.

15 MR. GORMAN: Maybe after we get further along

16 in the workshop, then we can make that

17 determination.

18 CHAIRMAN GEORGE: That's right. Yeah.

19 MS. GREEN: Sure.

20 MR. GORMAN: That's fine.

21 CHAIRMAN GEORGE: Okay. Any objections to it

22 continuing as we had planned, you know, that

23 everybody gets a -- now, there's -- there's

24 nothing magical that --

25 MS. GREEN: Want to just pick an airport

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

118

1 or --

2 CHAIRMAN GEORGE: There's nothing magical
3 that says we have to meet by January the 2nd. You
4 know, we can -- as you said, we can spread this
5 thing out. We've got the holidays coming out.

6 MR. GORMAN: It's ongoing discussion.

7 CHAIRMAN GEORGE: Right. So, why don't we --
8 why don't we all pick an airport and I'll --

9 MR. BRUNSON: Don't give me Sanford.

10 MS. GREEN: I don't care. I'm so
11 knowledgeable on all of these airports, anyway. I
12 do think we should give Mr. Cox at least two since
13 he wasn't here.

14 CHAIRMAN GEORGE: Do what?

15 MS. GREEN: Give Mr. Cox at least two since
16 he wasn't here.

17 CHAIRMAN GEORGE: That's right. No, what do

18 you mean? We've going to give him the last three?

19 We get four and he gets three, so...

20 MS. GREEN: I don't care, so whichever one.

21 MR. WUELLNER: Good luck with that one.

22 CHAIRMAN GEORGE: Mr. Gorman?

23 MR. BRUNSON: Go ahead.

24 MS. GREEN: Just assign them.

25 MR. GORMAN: Do we -- do we get -- do we get

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

119

1 to pick, or do you --

2 CHAIRMAN GEORGE: Yes, I'm giving you the
3 option of picking at the present time.

4 MR. GORMAN: Oh, I'll pick Peter O. Knight,
5 the bottom one.

6 CHAIRMAN GEORGE: I wanted that one.

7 MR. GORMAN: That's the one you wanted.

8 CHAIRMAN GEORGE: That's all right.

9 Mr. Brunson?

10 MR. BRUNSON: I'd -- I'd like to do Craig.

11 MR. GORMAN: Good practical decision.

12 MR. WUELLNER: Correct.

13 CHAIRMAN GEORGE: If you don't have any

14 druthers, I'll take Fort Myers, or I'll take

15 Titusville. Titusville isn't on here.

16 MR. GORMAN: Buzz has got two, Fort Myers and

17 Titusville.

18 CHAIRMAN GEORGE: No, no, no. Titusville is

19 not on here.

20 MR. BRUNSON: Oh, I see.

21 MR. RODERICK: Restaurant's cruddy.

22 MS. GREEN: All right. Orlando Exec, I

23 guess.

24 CHAIRMAN GEORGE: Okay. We'll leave it up to

25 Mr. Cox to pick one of, you know, the three that

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

120

1 are left.

2 MR. WUELLNER: Who took Craig?

3 CHAIRMAN GEORGE: Huh?

4 MS. GREEN: Randy.

5 CHAIRMAN GEORGE: Yeah, Randy did.

6 MR. WUELLNER: Thank you.

7 CHAIRMAN GEORGE: Okay. You want to set a

8 time for like late January? Well, wait a minute.

9 Do we -- we have two other members to this

10 workshop.

11 MR. GORMAN: Exactly. Plus -- and one of

12 them's the treasurer.

13 CHAIRMAN GEORGE: Huh?

14 MR. GORMAN: And one of them's the treasurer,

15 so...

16 MR. BRUNSON: You're talking about Henry

17 and --

18 CHAIRMAN GEORGE: Henry and -- all right.

19 Let's let Bob pick, if you can get in touch with

20 him, and then let them pick from the two that are

21 left, or just assign them.

22 MS. GREEN: Okay.

23 MR. BRUNSON: Henry and Victor.

24 CHAIRMAN GEORGE: Yes, Henry and Victor.

25 MR. GORMAN: I'm -- I'm assuming that we're

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

121

1 going to involve Mr. Cox in this, being the
2 treasurer, at some point.

3 MS. GREEN: Whether he wants to or not, he's
4 involved.

5 CHAIRMAN GEORGE: That's right. Yeah. Okay.
6 So, we'll continue -- how is the end of January or
7 latter part of January? After the 19th, because I
8 won't be here.

9 MS. GREEN: Not good.

10 CHAIRMAN GEORGE: Huh?

11 MS. GREEN: It's not good for me. I'll be in
12 Orlando the last two and a half weeks.

13 CHAIRMAN GEORGE: Good. You can check with
14 them while you're down there.

15 MS. GREEN: That's why I picked out Orlando
16 Exec. I'll be living down there for --

17 CHAIRMAN GEORGE: When will you be -- when
18 will you be back?

19 MS. GREEN: The trial ends February 8th.

20 That's why I put these out. Trial ends the 6th.

21 MR. BRUNSON: You call it.

22 CHAIRMAN GEORGE: I'm trying to look for the

23 agenda -- next agenda item that says "proposed

24 meeting dates." We're talking about February the

25 13th. What day of the week is better for you?

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

122

1 MS. GREEN: The Monday that we've always

2 planned.

3 CHAIRMAN GEORGE: No, this is not a regular

4 meeting.

5 MS. GREEN: I know.

6 CHAIRMAN GEORGE: This is a workshop.

7 MS. GREEN: But you asked me.

8 CHAIRMAN GEORGE: But Mondays are? Okay.

9 MS. GREEN: But it doesn't matter, Buzz.

10 Whatever fits with everybody else.

11 CHAIRMAN GEORGE: I'm trying to get back to

12 my February, since I lost it. How about the 20th,
13 February the 20th?

14 MS. GREEN: Bless you.

15 MR. GORMAN: What day of the week is that?

16 CHAIRMAN GEORGE: Monday.

17 MS. GREEN: President's Day. Is that a
18 holiday? I think that's a holiday. Everything's
19 closed.

20 CHAIRMAN GEORGE: Okay. 27th?

21 MR. BRUNSON: This is for a workshop.

22 CHAIRMAN GEORGE: This is for a workshop,
23 right.

24 MR. BRUNSON: What day of the week is the
25 27th?

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

123

1 MS. GREEN: Monday.

2 MR. GORMAN: Monday again.

3 MR. BRUNSON: At what time?

4 CHAIRMAN GEORGE: I was picking Monday.

5 Let's get started at 3:00.

6 MR. WUELLNER: You wish to have your regular
7 meeting on that day, also?

8 MS. GREEN: We have it the 9th. Oh, that's
9 January. We don't have February scheduled yet.
10 That's right.

11 MR. WUELLNER: Well, you don't -- you don't
12 actually have January scheduled, either. You're
13 going to talk about that.

14 MS. GREEN: Tentatively, right.

15 CHAIRMAN GEORGE: Yeah.

16 MR. GORMAN: We don't really want both.

17 CHAIRMAN GEORGE: No, we don't want at the
18 same time.

19 MR. GORMAN: We just don't want it at the
20 same time. We can't --

21 MR. BRUNSON: That workshop's going to take
22 two hours.

23 MR. GORMAN: Exactly.

24 MS. GREEN: It's hard for me to get out there
25 early, too.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

124

1 CHAIRMAN GEORGE: Let's start at 3 o'clock on
2 September the 27th.

3 MS. GREEN: February.

4 MR. GORMAN: February the 27th.

5 CHAIRMAN GEORGE: February the 27th.

6 MR. WUELLNER: September...

7 CHAIRMAN GEORGE: Is there any public comment
8 on what we're trying to do? Joe?

9 MR. CIRIELLO: Joe Ciriello again. Buzz, you
10 picked Fort Myers. Which airport in Fort Myers
11 did you pick?

12 CHAIRMAN GEORGE: The one I decide to go to.

13 MR. WUELLNER: Page Field. The old Page
14 Field.

15 MS. GREEN: Page Field.

16 CHAIRMAN GEORGE: Page Field.

17 MR. WUELLNER: The old Page Field.

18 MR. CIRIELLO: Is that the one that --

19 remember here a while back, I gave you guys a
20 written article from AOPA Mark Toomby (phonetic)
21 wrote, and he goes to Fort Myers. The way they
22 got that airport off the -- not off the tax rolls,
23 but into the black, they blocked off the --

24 CHAIRMAN GEORGE: The Airport Authority took
25 over the FBO.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

125

1 MR. CIRIELLO: They bought the FBO. They
2 bought everybody off and ran the whole airport
3 themselves.

4 MR. WUELLNER: That's the --

5 MR. CIRIELLO: And that's how they did it.

6 That's what you're going to find out.

7 MR. WUELLNER: That's the airport.

8 CHAIRMAN GEORGE: Yeah. Any other comment?

9 (No further comments.)

10 CHAIRMAN GEORGE: Okay. End of subject.

11 Housekeeping. I'm sorry. Yeah, housekeeping.

12 10. - HOUSEKEEPING

13 MR. WUELLNER: Obviously you got meeting
14 dates in front of you now. Should have realized
15 that was the next slide. We could have moved
16 ahead.

17 The other is your budget had escalation of
18 rental rates for hangars, and without objection,
19 we'll implement that in February. We'll begin in
20 February. That will get us notice out and all of
21 that.

22 11. - NEXT MEETING DATE

23 MR. WUELLNER: And then -- then your meeting
24 dates, January 13th.

25 MS. GREEN: January 9th.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

126

1 MR. WUELLNER: 9th and February 13th. That
2 work with everybody? Anybody need to modify the
3 first couple of meetings?

4 CHAIRMAN GEORGE: Yes, I have a problem with

5 January the 9th. I will be out of town from the

6 5th through the 19th.

7 MR. WUELLNER: Okay.

8 MR. BRUNSON: Too bad.

9 CHAIRMAN GEORGE: No, I'm sorry. Till the

10 22nd.

11 MR. WUELLNER: January --

12 CHAIRMAN GEORGE: I can trust you guys to

13 have a meeting without me.

14 MR. WUELLNER: When are you back?

15 CHAIRMAN GEORGE: 22nd.

16 MR. WUELLNER: Do it the 23rd. That's the

17 fourth --

18 MS. GREEN: Not that it makes much

19 difference. I'm gone.

20 MR. WUELLNER: You're gone, anyway?

21 MR. BRUNSON: Let's stick to the agenda.

22 MS. GREEN: The 9th?

23 MR. WUELLNER: 9th?

24 CHAIRMAN GEORGE: All right.

25 MR. WUELLNER: Okay.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

127

1 CHAIRMAN GEORGE: Anybody have a problem with
2 February the 13th, which is the day before
3 Valentine's Day? In case you're taking your
4 spouse out of town for a couple of three days?

5 MR. WUELLNER: I'd have more trouble the next
6 day.

7 CHAIRMAN GEORGE: Do what?

8 MR. WUELLNER: I would have more trouble the
9 next day.

10 MS. GREEN: Yeah, not the -- the 13th is
11 fine.

12 MR. WUELLNER: I don't have a problem with
13 the 13th.

14 CHAIRMAN GEORGE: Okay.

15 MS. GREEN: Four o'clock.

16 CHAIRMAN GEORGE: Then let's go ahead and --
17 unless somebody's got their calendar way out,
18 let's go ahead approve the rest of the dates as
19 presented, and then we'll adjust them.

20 MS. GREEN: March 20.

21 CHAIRMAN GEORGE: Okay. Okay.

22 12.A. - MR. BRUNSON

23 CHAIRMAN GEORGE: Authority members are
24 wrapping up comments. Mr. Brunson?

25 MR. BRUNSON: The only comments I have today

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

128

1 raised major concerns to me about the same
2 concerns I have in my private business, is the
3 tremendous escalation in cost and -- and in
4 insurance and just a myriad of things and I think
5 that we're going to have to relook at some
6 budgeted items and make some good business
7 decisions on rental rates of these 8, 9, and 10
8 hangars. And if it's not feasible, then we're
9 going to have to step back and look at it.

10 But we don't want any surprises. And -- and
11 this is a major concern that we have to start
12 looking at.

13 The only other comment is that I'm trying to
14 do a better job of coming and talking to Staff and
15 to Ed of what we're going -- what we're looking
16 at, like the county boat ramp and -- and Grumman
17 and so forth, because I hate for the newspaper to
18 print an article, and sometimes they will get a
19 little hint that we're doing something, but it's
20 not really been approved, and I get a call --

21 MR. GORMAN: Right.

22 MR. BRUNSON: -- that very evening. So,
23 it's -- it's something that each board member
24 needs to do, is keep up to date on what's going on
25 and -- with the county and different

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

129

1 organizations. That's the only thing I have.

2 CHAIRMAN GEORGE: All right. Suzanne?

3 12.B. - SUZANNE GREEN

4 MS. GREEN: I have no comment, other than I
5 agree with you; I was approached, you know, up in

6 Ponte Vedra about that article and about certain
7 county commissioners that made comments about our
8 eminent domain authority, not -- I think, to give
9 the person credit, not truly understanding where
10 we are, and it's probably our fault about not
11 disseminating the information. That's why I'm
12 really pressing about whatever you get on the
13 insert, I mean, I will hand-walk it to the papers
14 up there and do whatever's necessary.

15 CHAIRMAN GEORGE: Do you think it would be
16 beneficial to have something out to every meeting,
17 just discussing the major points that were done
18 and then distribute that to the papers?

19 MS. GREEN: A summary of our meeting?

20 CHAIRMAN GEORGE: Yeah.

21 MS. GREEN: I think if we make it in not --

22 CHAIRMAN GEORGE: I understand. Right.

23 MS. GREEN: -- textbook terms, right. Just
24 very small summary.

25 CHAIRMAN GEORGE: Well, we could basically

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 take the agenda items, and here's what was done,

2 you know, two or three sentences. Mr. Gorman?

3 12.C. - JOHN GORMAN

4 MR. GORMAN: And that's a good point. Again,

5 while I'm talking about public relations, and our

6 public relations efforts so far, I really feel

7 that we could do a lot more with. In other words,

8 a public awareness, a public relations, to try to

9 put a positive, rather than a negative, spin on

10 what we're trying to do here. Because I think all

11 our hearts are really in the right place.

12 I'm going to bring up two more things on the

13 next agenda item. I don't know if it's time to

14 bring up agenda items?

15 CHAIRMAN GEORGE: Yeah.

16 MR. GORMAN: Small business development.

17 Small business development should be something

18 we -- we talk about, because it could make this

19 community grow and it could make jobs grow. And

20 eventually we're going to have to talk about an
21 insurance workshop, because we can't keep paying
22 these insurance bills. We're going to have to --
23 an insurance workshop's got to be on the horizon
24 real shortly. You know, we're buried in insurance
25 costs already.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

131

1 CHAIRMAN GEORGE: I think we can probably
2 give Mr. Wuellner some direction to give -- tell
3 us what the alternatives are, the self-insurance
4 or whatever else, and let's start from there.

5 MR. GORMAN: I talked at length with
6 Mr. Wuellner and Mr. Martinelli, who is extreme --
7 Mr. Martinelli, whom I'm always butting heads
8 with, but he's extremely astute as to insurance,
9 as to reserves, as to many other things.

10 And I think that we ought to put together or
11 have -- give direction to Mr. Wuellner to, besides
12 Mr. Martinelli, find other -- other -- him and

13 some other sources of information to put together
14 a possible proposal to build a reserve issue to
15 self-insure at some point.

16 CHAIRMAN GEORGE: Yeah.

17 MR. GORMAN: Because at this point -- and we
18 were just grousing about spending, you know, a
19 hundred thousand dollars on trees. You're going
20 to save \$200,000 a year if you just had a reserve
21 situation going to self-insure. You'd save -- and
22 that's going to go up. You're going to end up
23 saving a quarter of a million dollars a year on
24 insurance.

25 CHAIRMAN GEORGE: Well, we're spending a

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

132

1 quarter of a million now.

2 MR. GORMAN: Right.

3 CHAIRMAN GEORGE: Two hundred and sixty
4 thousand.

5 MR. GORMAN: Yeah. You're going to have

6 to -- you've going to save more than that a year
7 very shortly if you get into some kind of a
8 self-insurance basis. I don't think you have a
9 choice.

10 CHAIRMAN GEORGE: Well, if you think we can
11 save, you know, that amount, we need to find
12 somebody that can spearhead looking at that.
13 Typically, I think that that's insurance agents.
14 And so maybe --

15 MR. GORMAN: What motivation does an
16 insurance agent to -- have to put together a
17 program like that?

18 MR. BRUNSON: None.

19 MR. GORMAN: None.

20 MR. BRUNSON: Let's put this on the agenda --

21 CHAIRMAN GEORGE: Because it gets
22 catastrophic --

23 MR. GORMAN: Yeah, we get it on an agenda.
24 Yeah, that's all. That's all, Buzz. Whatever you
25 want to do.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 CHAIRMAN GEORGE: All right. Sounds good.

2 12.D. - MR. WAYNE GEORGE

3 CHAIRMAN GEORGE: Okay. My comments, I

4 apologize again for the -- the way the meeting

5 went. We'll have a new chairman and -- and

6 officers, you know, we'll elect in January, and

7 they can change that.

8 But I think that what we need to do is -- is

9 for each one of the project updates, we need to

10 have public comment, you know, as we're going over

11 that, because we have some people in the public

12 that are very knowledgable about the subject and

13 may even have questions or can provide additional

14 information.

15 And we typically have been waiting until the

16 end of the project updates, and we've forgotten

17 half the things that we want to say. I was --

18 that's all I've got to say.

19 Any other questions? Any final public

20 comment?

21 13. - PUBLIC COMMENT

22 MR. HICKOX: If I may -- and, of course, this
23 is obviously in your discretion. You were just
24 talking about problems of dealing with finance in
25 various ways.

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

134

1 Might I suggest that somebody on the board
2 contact Nicholas Meiszer, the former administrator
3 and county commissioner, who I have utmost respect
4 for. And I think some of the questions I posed to
5 you are questions he's raised to me from time to
6 time, knowing I'm at the meetings.

7 And I think he might be able to help you in
8 making a better public presentation in
9 understanding of what you're doing, but also could
10 help you answer some of the questions about
11 self-insurance and things like that. He has a
12 lifetime of government experience and government
13 management. And I think he can be a big help and

14 I think he would help.

15 CHAIRMAN GEORGE: Well, he could be the one
16 that actually put together the medical
17 self-insurance program for the county that we've
18 been unsuccessful in getting into.

19 MR. HICKOX: He was the -- also the general
20 manager of the Albany airport. So, he understands
21 some of your problems, as well. I just think he
22 might help, so...

23 CHAIRMAN GEORGE: All right. Thank you.

24 MR. BRUNSON: And I agree with you, Wayne.
25 I've met with him many a time, and very

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

135

1 knowledgeable.

2 MR. HICKOX: And besides, he's totally
3 honest.

4 MR. BRUNSON: Yes.

5 CHAIRMAN GEORGE: He's what?

6 MR. HICKOX: Totally honest. He'll give you

7 no-frills answers.

8 CHAIRMAN GEORGE: Okay. Ms. Willis?

9 MS. WILLIS: May I say --

10 CHAIRMAN GEORGE: Do we have an answer for
11 her yet?

12 MS. WILLIS: -- one more thing about the
13 trees? Is that, again, I applaud you for whatever
14 you save. And I left my Crescent Beach home 22
15 years ago. So, if you care to see all of the
16 trees I raised in less than 20 years, you can get
17 a lot growing in 20 years.

18 And as far as the leaves, Mr. Brunson, if you
19 decide to go and add any trees to any existing
20 place, cedars are soft wood. They grow very fast,
21 and you have needles that are a lot less trouble
22 than the leaves.

23 MR. BRUNSON: Really. Wow.

24 MS. WILLIS: But if you see my oak tree,
25 which is a hardwood and slow growing, it's close

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

1 to 20 feet high now, and it's out on the public
2 parkway.

3 In addition, I have had a tree moved with a
4 tree spade, a magnolia, which was 18 feet high,
5 for \$150. And no way would you ever spend \$70,000
6 to move a tree. That is astronomical. Thanks.

7 14. - ADJOURNMENT

8 CHAIRMAN GEORGE: Okay. No other comments
9 then, the meeting is adjourned.

10 (Thereupon, the meeting adjourned.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005

137

1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA)

4 COUNTY OF ST. JOHNS)

5

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

7 that I was authorized to and did stenographically

8 report the foregoing proceedings and that the

9 transcript is a true record of my stenographic

10 notes.

11

12 Dated this 22nd day of December, 2005.

13

14
15
16
17
18
19
20
21
22
23
24
25

JANET M. BEASON, RPR-CP, RMR, CRR
Notary Public - State of Florida
My Commission No.: DD102224
Expires: April 30, 2006

AIRPORT AUTHORITY REGULAR MEETING - DECEMBER 5, 2005