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ST.JOHNS AIRPORT AUTHORITY

REGULAR MEETING

Held in The Conference Center, Meeting Room B

4730 Casa Cola Way

St. Augustine, Florida

on Monday, October 23, 2023

from 4:00 p.m. to 5:07 p.m.

BOARD MEMBERS PRESENT

Reba Ludlow
Jennifer Liotta
Robert Olson
Dennis Clarke, Chairman

BOARD MEMBER NOT PRESENT

Michelle Cash-Chapman

ALSO PRESENT:

JEREMIAH R. BLOCKER, ESQUIRE
Douglas Law Firm
100 Southpark Boulevard, Suite 414,
St. Augustine, Florida 32086
Counsel for Airport Authority

CHAD S. ROBERTS, ESQUIRE
The Roberts Firm, PLLC
1633 Challen Avenue
Jacksonville, Florida 32205
Aviation Counsel for Airport Authority

JAMIE TOPP, Interim Executive Director
CHLOE FISCHBACH, OFFICE MANAGER

LAURA DWYER PIERLE, RPR
ST. AUGUSTINE COURT REPORTERS
904-825-0570

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

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3 CHAIRMAN CLARKE: All right. Folks, I would
4 like to call the meeting of St. Johns County
5 Airport Authority. We will begin with the pledge
6 of allegiance.

7 PLEDGE OF ALLEGIANCE

8 CHAIRMAN CLARKE: All right. Thank you all
9 for coming. As you can see, we have some other
10 important visitors on the airport at this time.
11 The Marine T-45 trainers.

12 MR. TOPP: Bx2.

13 CHAIRMAN CLARKE: Bx2. Okay.

14 MS. LUDOW: Are they giving rides?

15 MR. TOPP: I got to sit in it. So I was
16 happy. Yeah.

17 MEETING MINUTES

18 CHAIRMAN CLARKE: All right. Our first issue
19 on the agenda is the approval of the meeting
20 minutes for October 9th.

21 MR. OLSON: So moved.

22 MS. LIOTA: Second.

23 CHAIRMAN CLARKE: All in favor?

24 MS. LUDOW: Aye.

25 MR. OLSON: Aye.

1 MS. LIOTA: Aye.

2 CHAIRMAN CLARKE: Aye.

3 AGENDA APPROVAL

4 CHAIRMAN CLARKE: All right. Next item is the
5 approval of the agenda. Are there any comments?

6 MS. LUDOW: None.

7 MS. LIOTA: No. I note for the next agenda can
8 we get the -- on the agenda the approval of the
9 minutes for the workshop?

10 MR. TOPP: Yes.

11 CHAIRMAN CLARKE: Yes.

12 MS. LUDOW: Are you talking -- at this one,
13 are you talking about the workshop for the
14 executive director?

15 MS. LIOTA: Yes.

16 MS. LUDOW: Those have not been distributed.

17 MR. OLSON: Yes, they were.

18 MS. LIOTA: Okay. Well, can you get them
19 distributed again so we can get them on the agenda
20 for the next. And I will try to get the second
21 workshop minutes over to staff so that they can
22 both be.

23 MR. TOPP: Right. I remember those coming in
24 and I told her to send out to all the board members
25 because I wanted to make sure that it was okay to

1 post it on the website. So if somebody didn't get
2 those I'll find out why.

3 MS. LIOTA: I will get the second workshop
4 minutes drafted up and sent over. We can do both
5 of them.

6 MR. TOPP: All right. Copy me when it comes
7 so it gets my attention, please.

8 MS. LIOTA: Okay.

9 CHAIRMAN CLARKE: All right? Any other
10 comments than that.

11 BUSINESS PARTNERS UPDATES

12 CHAIRMAN CLARKE: All right. We will move to
13 business partners updates.

14 MR. TOPP: Did we approve the October 9th?

15 CHAIRMAN CLARKE: Yes.

16 MR. TOPP: All right.

17 MS. LUDOW: Workshop regular meeting.

18 CHAIRMAN CLARKE: Mr. Olson made the motion
19 and Ms. Liotta seconded it. And so we are looking
20 for business partner update.

21 Commissioner Dean.

22 COMMISSIONER DEAN: Afternoon everybody. How
23 you-all doing. The one thing I want to just report
24 to you today and see if there are any questions.
25 But we are reaching the goal line here with our

1 search for a new county administration --
2 administrator. We are getting close. A week from
3 tomorrow we are going to -- the five of us
4 commissioners are going to be interviewing the four
5 finalists for the position and we'll be doing that
6 in the public meeting advertised just as you meet
7 with all the notice provisions and anyone who
8 wishes to come and sit in and listen are certainly
9 welcome. But we will -- we will have four
10 candidates to interview next Tuesday a week from
11 tomorrow the 31st. I'm not sure why we decided to
12 do that on Halloween, but hopefully that will have
13 no bearing on our selection.

14 But anyway, hopefully then we will make a
15 decision that day. And the individual hopefully
16 can start as soon as practical and depending on
17 any, you know, moves or change or whatever they
18 need to go through. But we have four good
19 candidates. I have interviewed -- I was
20 actually -- I am not sure why but the chairman
21 actually put me on the search committee. I was the
22 only commissioner on the search committee with
23 three other members. And so I've already
24 interviewed these candidates once and I was very
25 impressed with all of them, very high level

1 administrators. So that's where we are.

2 If there is any further questions, I'll be
3 glad to address them. That's really the only
4 highlight I have today to go over.

5 MS. LUDOW: Are they local?

6 COMMISSIONER DEAN: Well, sort of. One is the
7 current interim administrator Joy Andrews. She was
8 the assistant administrator. One is the town
9 manager for Orange Park. All of you are familiar
10 with Orange Park just across the river. One is
11 from Sarasota. And one a very interesting fellow
12 did a great interview from Bozeman, Montana.

13 MR. TOPP: Wow.

14 COMMISSIONER DEAN: So I mean that's it. If I
15 was from Bozeman I would want to live in St. Johns
16 County at least six months out of the year maybe
17 not twelve. But anyway.

18 MS. LUDOW: Thanks.

19 MR. TOPP: Thank you.

20 MS. LIOTA: Thank you.

21 CHAIRMAN CLARKE: Mr. Beyers, from Atlantic.

22 MR. BEYERS: Nothing to report.

23 CHAIRMAN CLARKE: Nothing to report.

24 Jose Riera from SAAPA.

25 MR. RIERA: Briefly we are going to have the

1 Young Eagles Flight next Saturday the 28th. And
2 how many people do we have?

3 MS. MARTIN: I was going --

4 CHAIRMAN CLARKE: 42.

5 MS. MARTIN: I was going to announce all that,
6 because I've got all the statistics here.

7 MR. RIERA: Okay. So that's the only thing I
8 have.

9 CHAIRMAN CLARKE: 42.

10 MR. RIERA: How many?

11 CHAIRMAN CLARKE: 42.

12 MR. RIERA: 42. Okay.

13 CHAIRMAN CLARKE: 42 with 21 on the waiting.

14 MR. RIERA: Okay. I've been traveling. So I
15 just wanted to let you know.

16 CHAIRMAN CLARKE: Thank you. Sasha Martin
17 from SAAPA.

18 MS. MARTIN: Sasha Martin. I just -- I just
19 talked to Jerry. He's been away. I just talk to
20 Jerry yesterday. There are 42 kids signed up for
21 the Young Eagles event, which is this Saturday
22 October 28th at 9:00 o'clock in the morning --
23 starting at 9:00 o'clock in the morning at the
24 commercial terminal. Their ages are 8 to 17.
25 There are six, I believe, on the waiting list and

1 Jerry Melton, who is in charge of the event, said
2 that we usually lose about 10 percent of those who
3 signed up. So that's why they have a waiting list.

4 Going to be about eight aircraft plus static
5 aircraft on display. I believe Volato is going to
6 bring a HondaJet around and --

7 MS. LUDOW: My Cherokee, Ercoupe.

8 MS. MARTIN: Your Cherokee. Oh, Reba's
9 Cherokee is going to be there.

10 MS. LUDOW: And Ercoupe.

11 MS. MARTIN: And Ercoupe. Okay.

12 And then we've had generous donations of food
13 and supplies from individual SAAPA members. The
14 Young Eagles program is part of the Experimental
15 Aircraft Association Chapter 600 at our airport.
16 And it's an opportunity for these kids to have
17 their first flight and to encourage them with a
18 career in aviation.

19 CHAIRMAN CLARKE: All right. Thank you.

20 MS. LUDOW: Thank you.

21 CHAIRMAN CLARKE: Mr. McKendrick from Northrop
22 Grumman.

23 Mr. McKendrick is not present.

24 Mr. Pitman, air traffic control man here? Not
25 present.

1 MR. OLSON: Mr. Chairman. Calling for
2 Mr. Pittman, if he can't be here, it's still
3 helpful and useful, I think, for the board to have
4 flight activity reports. We used to -- I know,
5 Ms. Ludow, you remember that, we used to have a
6 report from the tower at each monthly meeting and
7 it was very good to track the activity and compare
8 the activity to prior years.

9 MR. TOPP: We have that. That's my fault. I
10 didn't put it on there.

11 MR. OLSON: Okay. Thank you.

12 MR. TOPP: Uh-huh.

13 MR. OLSON: Okay. That's it.

14 CHAIRMAN CLARKE: Okay. Yeah. Thank you. We
15 do have the operations and fuel sales. We'll get
16 that in the next meeting.

17 MR. TOPP: And fuel sales.

18 CHAIRMAN CLARKE: All right. We're done with
19 this Business Partners Update.

20 OLD BUSINESS ITEMS AND NEW BUSINESS ITEMS

21 MR. TOPP: There is no old business items to
22 discuss this evening or new business items. So we
23 will jump to staff reports, Mr. Topp.

24 STAFF REPORTS

25 MR. OLSON: Mr. Chair, if I may.

1 Again, the first item on staff reports is
2 Volato update. And that I am assuming relates to
3 the 21 acres.

4 MR. TOPP: Correct.

5 MR. OLSON: I'd like to speak more fully about
6 the 21 acres before we go into Volato if that's
7 okay, Mr. Chairman.

8 CHAIRMAN CLARKE: Is there a place on the
9 agenda that would be more appropriate for the --

10 MR. OLSON: I don't see one. I think it's
11 appropriate to speak to it prior to.

12 CHAIRMAN CLARKE: Okay. Chair recognizes
13 Mr. Olson.

14 MR. OLSON: Okay. What I would like to talk
15 about -- and I am glad we don't have a packed
16 agenda today -- is I believe we are proceeding too
17 quickly and not in accordance with government
18 proposal processes on the 21 acres.

19 This board will, of course, remember that it
20 authorized the notice of land lease development
21 opportunity and deadlines for submission of
22 proposals that authorized that on July 7th. It
23 gave a period of time ending September 25th for
24 proposals to be received. As of the end of the
25 business day on the 25th the authority had two

1 proposals. The plan of action on the 25th going
2 forward was to -- the Martin Air proposal had just
3 come in -- was to do what it had done with the
4 Volato proposal to initially review it to see if it
5 met the filing criteria and then --

6 MS. LUDOW: I need to interrupt.

7 MR. OLSON: Then it would --

8 CHAIRMAN CLARKE: Go ahead. Finish your
9 sentence.

10 MR. OLSON: Okay. Filing criteria and then it
11 would be scheduled, Martin Air would be scheduled
12 for presentation and then as follows governmental
13 proposal processes there would be a competitive
14 review if there were multiple proposals.

15 At the last meeting, the next meeting two
16 weeks later we heard that Martin Air had withdrawn
17 its proposal from 21 acres and was now interested
18 in a 19 acre parcel at a bit further about 900 feet
19 further north of the 21 acre parcel. That was a
20 surprise. I think the surprise -- but we just
21 heard about it at the meeting the other night.

22 We didn't have advance memoranda to let us
23 know what the report was. So I didn't have a lot
24 of time, and I guess others didn't, to prepare or
25 think about questions. But so I just repeat, is

1 that what you're saying Martin Air has withdrawn
2 its proposal for 21 acres.

3 CHAIRMAN CLARKE: Okay.

4 MS. FISCHBACH: May I continue, Mr. Chairman.

5 CHAIRMAN CLARKE: Yeah, please.

6 MR. OLSON: Okay.

7 CHAIRMAN CLARKE: Just be brief.

8 MR. OLSON: So after the meeting and in the
9 days following I started thinking and being very
10 curious as to why Martin Air would back away from
11 the 21 acres. I looked at their proposal. It was
12 very detailed. There had been a huge amount of
13 work gone into the land planning for it and other
14 parts of the proposals. So after thinking about
15 that for a week and not understanding because we
16 got -- didn't get any information on the 9th, I
17 decided to pick up the phone and call the president
18 of Martin Air whose name is on the proposal. I
19 reached that person and I just sort of cut to the
20 chase fairly quickly, "Why did Martin Air make the
21 sudden change three weeks after it had submitted
22 the proposal?"

23 The answer from the president of Martin Air
24 was the airport had called -- had contacted me and
25 said that the airport had reconsidered where the

1 FBO should go. That is -- that is a different set
2 of information than what we heard in the meeting on
3 the 9th.

4 It concerned me that the airport had actually
5 asserted and stepped forward and suggested or urged
6 or told Martin Air that they were -- the airport
7 now wanted the FBO to go on the 19 acres. The
8 impression that I think that was given was that
9 became the subject of the FB -- of the -- of the
10 call for proposals had changed and the reason given
11 that it had changed the site was that a HondaJet
12 maintenance operation was going to go on the
13 21 acres.

14 So but I'm not -- and the president of Martin
15 Air was asked to respond by e-mail actually the
16 same day the 9th of -- that was the 9th of October,
17 asked to respond that as to whether the site --
18 that new location and size of site would be
19 workable for an FBO -- full service FBO proposal.
20 That there was a response. And it was, yeah,
21 actually the location is a little bit closer to
22 U.S. One. We won't -- we expect to have a lot of
23 people coming in from U.S. One.

24 CHAIRMAN CLARKE: All right. I mean, can you
25 wrap up it. I mean, I'm not sure what your point

1 is.

2 MR. OLSON: This is important. I'm getting to
3 a point.

4 CHAIRMAN CLARKE: Okay.

5 MR. OLSON: I'm getting to a point. What I
6 think is -- oh, what I think is -- was not relayed
7 or not known or understood and of course as was
8 mentioned by our general counsel last -- at the
9 last meeting before we ended it was there was a
10 huge amount of due diligence that needs to be done
11 in looking at a new site. The due diligence will
12 show these things. The 19 acres is not developable
13 for quite a few years. It's got -- currently got a
14 road, a feeder road going through the middle of it.
15 It's got a freshwater -- an area of fresh water
16 natural area that actually has, I think, two
17 alligators in it that has to be relocated and
18 mitigation of fresh water areas is more difficult
19 than saltwater areas. The road itself is the
20 relocation of Hawkeye View Lane that's on our books
21 for construction and would likely be completed at
22 the very end of '26 at the best case and somewhere
23 into 2027 or later. It's budgeted in our capital
24 budget at 2.5 million. That has been viewed as
25 insufficient to actually construct that road.

1 There will need to be additional supplemental funds
2 found to do that.

3 So I just -- I feel that we have had our
4 notice and our proposal process derailed and that
5 we are -- we all, I think, most of the people on
6 this board that ran for this authority -- seat on
7 this authority stressed transparency and
8 accountability as being prime factors that they
9 were going to bring to this board. We have -- I
10 think what I have found out by speaking and
11 reaching out and trying to better understand this
12 matter, is that there has not been transparency.
13 We have not been following what was -- what would
14 be expected of a public agency, issuing such a call
15 for proposals. There is a formal process and there
16 is an enhanced with a competitive review proposals
17 and selection. It's very possible that Volato will
18 still prevail from that. In fact we could be very
19 close to that.

20 CHAIRMAN CLARKE: Okay. All right. Thank
21 you, Mr. Olson. Perhaps the staff report will
22 clear up some of the material.

23 MR. OLSON: I hope so. I'm not sure.

24 CHAIRMAN CLARKE: Okay. I don't see what
25 you're seeing, but --

1 MR. TOPP: Well, to start out with. I was the
2 one that made that phone call. Okay. I have no
3 problem if you want to mention my name. That's
4 fine.

5 And to start out with their proposal was a cut
6 and paste from another proposal that they had.
7 They even mentioned a different airport within it
8 if you read closely the proposal. I also called
9 the individual that they said that they were going
10 to have run the airport or the FBO when they get
11 here and he acted surprised that his name appeared
12 on that proposal.

13 All right. And we can make a whole list of
14 other issues. So I called him and I said to him --
15 and also that piece of land is also under Part 16.
16 Right. So we don't know when that's going to be
17 free, because we have a note from the FAA telling
18 us not to lease that right now. That's another
19 point. So I said it might be better, let me send
20 you our ALP, our Airport Layout Plan, which on our
21 ALP there is no FBO listed on that piece of land.
22 All right. It's listed for hangars and other, you
23 know, MRO or whatever. In the northwest corner of
24 the airport is where the FBO is listed on the ALP.

25 I sent him all that information along with a

1 layout, also pointed out the discrepancies that
2 were in his proposal that he went -- we went down
3 one at a time and he overcame most of the issues
4 with that.

5 He goes, "Okay. I have no problem looking at
6 what you're sending me."

7 I said, "If you could please respond as soon
8 as you can." Nobody twisted his arm to respond
9 that day.

10 And he was nice enough to respond right away,
11 because quite frankly I don't know that they were
12 necessarily ready to move forward right now on that
13 as well. So to me it looked like a win-win for
14 everybody. We had an FBO. We had an MRO. They
15 will be creating new jobs. We did two analysis.
16 And, by the way, it was the 15th not the 25th when
17 we had to do that. And we did the right thing.
18 And, you know, Mr. Chairman, Jeremiah -- I am
19 sorry -- Mr. Blocker wants to say --

20 MR. BLOCKER: If I could, I was on the initial
21 phone call with Mr. Topp that spoke with the
22 gentleman. So the initial proposal came out had
23 some discrepancies. It was identified a different
24 airport. There was a number of things. It
25 identified an individual that would be running that

1 operation.

2 Mr. Topp and I reached out and we called this
3 individual because we wanted to understand what
4 their involvement was. This individual explained
5 to us that he was not involved, had not authorized
6 his name to be used in this context, and was
7 concerned that his name was being used.

8 Now, I don't want to get into it further
9 because there is a business relationship between
10 that individual and Martin Air. But I was
11 concerned.

12 Now obviously, you know, this is a sensitive
13 subject. You know, we don't want to call out an
14 applicant that candidly probably made a mistake and
15 it looked like it was a copy and paste. But I told
16 Mr. Topp my concerns were the accuracy; we owed
17 this board accuracy and due diligence in this. I
18 had concerns that the parties were being identified
19 as running this operation, being involved in it
20 that were not, in fact, involved by their own
21 admission.

22 So, Mr. Topp, I don't know if YOU want to GO
23 further in that. But I did bring these concerns to
24 Mr. Topp.

25 CHAIRMAN CLARKE: Okay.

1 MR. BLOCKER: I did not feel the need at the
2 time to call each of you all individually because
3 it appeared that this was probably A mistake. But
4 my guidance to Mr. Topp was as you-alls general
5 counsel this is going to need some additional
6 vetting. This is -- you know, it sounds like a
7 great proposal, but there is gaps in information,
8 there is, you know, mention of different airport,
9 it mentioned a number. Now we have a party saying
10 that he did not consent or was not involved in it.
11 So which is not what I was expecting to hear. But,
12 you know -- again, so, you know, I just want to be
13 clear on that just so we are --

14 MR. TOPP: And also if you look --

15 MR. OLSON: May I ask a follow up question,
16 Mr. Chair?

17 CHAIRMAN CLARKE: Please. Please be brief.

18 MR. OLSON: Instead of having this -- having
19 us report the review of the Martin Air proposal to
20 our board, because we got a report on the review of
21 the Volato proposal to report. Why was that not
22 done? And why instead was Martin Air told to go
23 look at the 19 acres, because that has the effect
24 of putting Volato in a position of being the --
25 having the sole right to go forward and receive

1 a -- the development rights for the 21 acres.

2 MR. BLOCKER: I think Mr. Topp has outlined a
3 couple of issues. I think, one, based on Part 16,
4 which is Mr. Roberts purview. So I'll let him
5 weigh in on that. But there is an -- FAA does have
6 an order about not entering into lease agreements
7 at that time.

8 MR. OLSON: Well, that's with anyone, right?

9 MR. BLOCKER: Correct.

10 MR. OLSON: So now we proceed to negotiate,
11 start negotiating a lease with Volato, but we told
12 the other proposer to this formal thing to go the
13 other way.

14 MR. BLOCKER: Well, my concern is, Mr. Olson,
15 was that there was some additional vetting that we
16 needed to do based on information that was brought
17 to our attention and Mr. Topp, I think, has worked
18 on trying to do some additional vetting to make
19 sure that there is accuracy in what they were
20 requesting, what their proposal was. I'm trying to
21 be as charitable as I can without --

22 MR. OLSON: Do you understand that the public
23 is going to be looking at this as being very murky
24 and not transparent.

25 MR. BLOCKER: Well, yeah, Mr. Olson, I

1 understand that. But I believe that this board
2 operates with transparency. I believe that you-all
3 show up to the table here and function as an
4 ethical board. I think your staff is as well. I
5 think this is something -- I know you and I are
6 supposed to meet and based on our scheduling we
7 weren't able to, but I would be happy to outline
8 that. But I had concerns based on -- and, again, I
9 don't -- because I think some of the concerns have
10 been answered, but I think they made a mistake on
11 their application. But imagine the concern when a
12 proposal is based on certain individuals being
13 involved that not only were not going to be
14 involved but they never authorized their name to be
15 used in conjunction with that. So that raised some
16 concerns that I brought to Mr. Topp's attention and
17 we talked about it. And Mr. Topp is your interim
18 executive director, you know, made some decision,
19 which he is authorized to do under you-all charter.

20 MR. OLSON: He's authorized to not complete
21 the process of the -- why wouldn't we just correct
22 the whole process and go back to where we were on
23 the 25th and treat both applicants the same way.
24 If they are a bunch of deficiencies in the Martin
25 Air proposal, have those reports to the board, have

1 the applicant make a presentation to our board,
2 that's what Volato was allowed to do and then as I
3 am sure everyone recalls, I asked our aviation
4 attorney a couple of meetings ago what do we do if
5 we have multiple proposals we need to have some
6 criteria by which this board can evaluate and
7 competitively evaluate each proposal to find out --
8 to determine which is best for the airport.

9 CHAIRMAN CLARKE: I would like to suggest, I
10 mean, if the staff spotted a flaw or flaws in the
11 proposal and intercepted it before the board had a
12 chance to review it, they did their work.

13 MR. OLSON: Well, they did more interception
14 than that.

15 CHAIRMAN CLARKE: All right. Let's move onto
16 the next item on the agenda. If you would like to,
17 write up your concerns, Mr. Olson, and present it
18 at the next meeting, and distribute it to board
19 members before the board meeting so we can review
20 it.

21 Okay. Mr. Topp, Gun Club's property, you want
22 to review that. We're moving.

23 MR. TOPP: The Gun Club property I received a
24 request from their attorney from Gun Club and we
25 are in the process of answering that request they

1 wanted us to look into getting an appraisal in the
2 land that we wanted to trade for them and also they
3 want to have a better presentation on what it is
4 that we want to do whether it is trade or they
5 might want to sell the property just straight
6 outright instead of trading it. But also their
7 concern was that if they did trade for those eight
8 acres or for the 11 that -- or 20 that we want to
9 buy from them that there would be some written
10 guarantee that it would never be built on and it
11 wouldn't be, because it is going to be, what you
12 call it, peninsula that sticks out is going to be
13 land that we are going to trade, as Mr. Olson
14 pointed out earlier, for some of the mitigation
15 that we need for freshwater.

16 MR. OLSON: That's the one with the two
17 alligators, right?

18 MR. TOPP: I don't know if there is alligators
19 in there, whatever. They can be moved. And that
20 land that sticks out there if you look at the Gun
21 Club Range, they shoot out this way. They just
22 want to make sure houses aren't going to be built
23 there and if we turned that into an ecological area
24 that that wouldn't happen. So I've got our
25 attorneys looking at it to see what the best

1 response is. I also have our current engineering
2 firm looking at it since they've been involved in
3 the initial proposal right up from the point of
4 view of the ecological part of the EPA. So I will
5 have some more information later on.

6 And before I go further on the Gun Club --
7 that's pretty much it on the Gun Club. I am just
8 waiting to hear back from our legal counsel and
9 also from our engineering firm and I have also
10 requested from the Gun Club a meeting or to be in
11 their next board meeting so I can present all of
12 that to them.

13 MS. LUDOW: Do you have a date for that?

14 MR. TOPP: Huh.

15 MS. LUDOW: Do you have a date for the next
16 board meeting?

17 MR. TOPP: I don't know. I'm waiting to hear
18 back from the Gun Club.

19 Before I go into -- there is one thing I
20 failed to put on here and if I may add it. And
21 that was my meeting in Atlanta, well here it is,
22 the FAA Southeast Regional Airport Meeting
23 Overview. I will be presenting at our next board
24 meeting a very small power point of what I found at
25 this meeting. It was three days. It was

1 excellent. The FAA did a great job. I -- most of
2 the meetings that I went to were about bonding, you
3 know, their bond issuing process, what the criteria
4 are to get those bonds. Also some building, you
5 know, like what we are doing right now, we are
6 building these fences that we are putting up, how
7 to handle that, and still operate without causing a
8 problem. And I will be presenting that in the next
9 meeting, because I just got back Thursday on that
10 late.

11 But one thing that was very interesting to me,
12 there is criteria when they issue a bond. And
13 there is points not unlike what we do with other
14 things like we did when we made the choice of the
15 engineering firms. Much bigger numbers. And some
16 of those things are airplane enplanements for Part
17 121 and Part 135. Take off and landings by
18 commercial operations. But one of the greatest
19 drivers that gives you the most points, and I will
20 lay this out in our meeting, is based aircraft at
21 the end of December of every year. The more
22 airplanes that you have living here, the more
23 points you get. Because remember there is, I
24 think, 3800 airports in the United States that the
25 FAA is involved with. They have 3.5 billion

1 dollars is all they get and they feel that will be
2 the same amount -- that they hope to get the same
3 amount this coming year. And out of that money
4 that people like Jackson International, Kennedy up
5 north, Los Angeles, Dallas, they're going to get a
6 large amount of money because they are just a big
7 operation. So we want to be in there and have as
8 many points as we have.

9 And I think that what I've heard for the last
10 two years since I moved here about what we're
11 trying to accomplish with this airport is get more
12 based airplanes is really a good idea. And it will
13 help us as we go forward.

14 And one of the things that I found out was
15 that there are supplemental funds available,
16 Mr. Olson, particularly to build the roads, the
17 infrastructure we need for that road. I did a lot
18 of research on that and talked to some people.

19 And also thank you to Mr. Dean, I met today
20 with Jesse Dunn and Wade Schroeder, about that very
21 thing and what they could do from the county point
22 of view to help. And they were very helpful and
23 they plan to come back to me in a couple of weeks
24 and we will talk further about that. So I'll make
25 that presentation in the next meeting.

1 Gun Club there is really not much more.

2 Lighting damage and litigation right now we
3 are up to almost \$100,000 in damage. Hopefully it
4 will be a little less than that.

5 Our elevator is not working right.

6 MS. FISCHBACH: As far as I know.

7 MR. TOPP: The boards blew out on the
8 elevator. You heard me talk about boards. So our
9 folks are going up and down the stairs, you know.
10 It's good exercise I guess. But anyway we had to
11 take the boards that run the elevator out. The
12 Otis elevator that we have is older. So there is
13 no new parts that can just plug and play and the
14 expense we would have to replace that would be
15 tremendous. So we overnighted those boards out to
16 a company that rebuilds them and hopefully, I
17 think, they are coming back today. I'll know more
18 soon.

19 The fuel farm is still just one out same thing
20 that they are working on and I have not followed up
21 on that, because, like I said, I just got back
22 yesterday. And -- and I had to go to the doctor
23 this morning. So I was out this morning. So that
24 put -- we will get it resolved.

25 And I've already talked to our engineering

1 firms, the three of them. They are all going to
2 come and talk about that. We'll get into that in a
3 minute.

4 But going on to the next item I have here is
5 the Demo of 360 North Boulevard versus Non-Demo.
6 We're looking at a North Florida Land Trust. I
7 think you all have heard of that, right? I think
8 there was a letter that went out to everybody about
9 that. They actually do not want that building up.
10 And subsequent to that in my meeting with the ADO,
11 the Airport District Officer, Manager, Assistant
12 Manager, the gentleman that does the compliance for
13 Orlando, we were supposed to have a 15-minute
14 meeting, we ended up sitting for 45 minutes, and
15 that building also came up. And they would prefer
16 that it would be gone.

17 I understand we talked about last time and
18 astutely it was recommended -- Mr. Olson
19 recommended that we keep it because it might
20 increase the value. But it appears that from two
21 points we've been asked to tear it down to make it
22 more viable for the North Florida Land Trust people
23 and the FAA. Because, you know, they can't make us
24 tear it down, but I am just telling you that the
25 feeling I got was they would feel a lot better if

1 it wasn't there.

2 Engineering agreements. We have signed MSOs
3 with both Pond and Michael Baker. We have signed
4 the renewal of the agreement with Passero. And I
5 had our attorneys look at that agreement and there
6 are no changes to it from the previous agreement
7 that we had. And then we are also doing some
8 analysis. Go ahead.

9 MR. OLSON: Excuse me. Just curious. Are all
10 three engineering agreements identical as the terms
11 and provisions?

12 MR. TOPP: No. Two are MSOs.

13 MR. OLSON: Okay. So MSO, what does that
14 mean?

15 MR. TOPP: Master Service Agreement.

16 MR. OLSON: So we have two Master Agreements?

17 MR. TOPP: Right. And then we have the
18 existing Passero Agreement, because they are doing
19 a lot of work for us. So we're making sure that
20 those agreements -- that agreement stays in place.

21 MR. OLSON: So what's the difference between
22 the Master Service Agreement and the Passero, I
23 mean, essentially what's the big difference.

24 MR. TOPP: All right. You want to speak that,
25 Mr. Blocker.

1 MR. BLOCKER: I mean, it's just a type of --
2 Mr. Olson, a type of agreement services that they
3 are offering. So we have an existing agreement
4 with Passero. So there is a renewal period. So
5 they have certain obligations under that contract.
6 But they are just different levels of service
7 depending on what the contractual obligations are.

8 MR. OLSON: I mean, I have been involved with
9 architectural and engineering agreement. So does
10 the scopes of work that each of them would be
11 contracted to do are different from contract to
12 contract?

13 MR. BLOCKER: I don't know. That kind of goes
14 into mine. So if we can, I'll go into mine.

15 MR. TOPP: I can speak to that.

16 MR. BLOCKER: Mr. Topp and I have been
17 discussing that. We have to define that a little
18 bit better. Based on Florida Statute as well as
19 FAA regulations, I don't have a complete answer
20 right now.

21 MR. OLSON: Okay.

22 MR. BLOCKER: Part of it I think the original
23 vision of the board was to when this came up was to
24 have different professional agreements with
25 different contractors that, you know, come in on

1 particular projects. We want to make sure because
2 there are some FAA regulations that govern that.
3 There is Florida Statutes where you don't want to
4 have two different contractors bidding within that.
5 So we need to look at that a little bit and make
6 sure that we're -- we're just very clear. And, you
7 know, it's not uncommon to have different
8 agreements, but, again, I think we need to clarify
9 and put a little bit finer touch on that. So I
10 hopefully will have a better answer where we can
11 refine that a little bit.

12 MR. OLSON: It's a new thing to list --

13 MR. BLOCKER: Of course.

14 MR. OLSON: To have three -- I mean, we always
15 have the right to seek other engineering services
16 even under the Passero agreement.

17 MR. BLOCKER: Yes.

18 MR. OLSON: Okay. Thank you.

19 MR. BLOCKER: So I owe you a better --

20 MR. TOPP: And a little further on that. I
21 left a message. I will be calling Mr. Cugno, who
22 is my counterpart at Jacksonville International.
23 But I also talked to several executive directors.
24 One of which was in Florida and some of them in
25 Georgia and Alabama. That was mostly executive

1 directors at this meeting that I was at. Pretty
2 sharp people. And a lot of them the way they
3 handle it is they have projects. Let's say there
4 is projects one through five. Sewer on the road,
5 water on the road, the new road that has to go in
6 on the south side eventually, if we decide to make
7 our own hangars, a hangar program, pick it. So we
8 have six new projects Passero has not been involved
9 in, has nothing to do with it. What they do at
10 their airport is that they call -- they send that
11 list to all their engineers and say, which ones
12 would you like to work on these, do you think that
13 you're the best suited for. But then they make the
14 decision once they get a response and say, you know
15 what, Olson Engineering, yeah, they are good for
16 this. We're going to let them take that project.
17 Now we have to do a contract for that project.
18 Then it's up to them to bid out the asphalt,
19 building, and all those things like that. That's
20 kind of how they handle it.

21 And then that's why he is going to have --
22 because some things came up to me while I was there
23 that I sent to Mr. Blocker that there are some
24 areas that we have to be careful about.

25 MR. OLSON: Okay. Thank you.

1 MR. TOPP: All right. But we have gotten it
2 all done. Both Pond and Mike Baker were very
3 responsive on Friday for me to get that done. It
4 was imperative to me when I came back Friday or
5 Friday morning that I have done before I walked in
6 here today. And it's done.

7 The Navy T-45 squadron. Chloe has done a
8 great job. Jake and his team and James who is
9 out -- by the way, last Thursday was James' 30th
10 anniversary with the company, with the airport and
11 we are going to have a little barbecue right here
12 next Friday, right here in this office. And he
13 came to work every day on his vacation last week,
14 you know. And Chloe said it very well. She said
15 to him, you know, James, vacation has the word
16 vacate in it. You know, stop coming to work. But
17 he is that dedicated. You know, he's a really,
18 really good man.

19 But back to the T-45 squadron. They did a
20 great job. That's why I put that picture up there
21 when we started this morning or this afternoon.
22 Atlantic is doing a really great job helping them
23 out and our folks put them out. And Chloe has done
24 a good job in having to -- she was issuing badges
25 left and right, what we did is one out of every

1 five. One out of every five. And they are squared
2 away. I walked by there -- in fact I went by the
3 night before I left Monday to make sure that the
4 gate was locked. And it was locked. They had it
5 locked square away. So it's a good group of guys
6 and gals. But I am excited to have them there.

7 I also, just so you know, I got a call from a
8 company that some of you may remember, I didn't
9 know about this, there was back days ago -- years
10 ago about a 737 or some large 707 or something that
11 was doing an experiment about refueling and they
12 were here for a couple of months or so.

13 MS. LUDOW: Yeah, we got to visit them.

14 MR. TOPP: Yeah. And we're going to -- we're
15 talking to them about -- and I have to talk to
16 Vinny about this too. But they are going to be
17 bringing a Gulfstream in and a Leer jet to do the
18 same thing. The only thing I have got to find
19 right now and that's part of -- I was to call up to
20 Jacksonville was we need a place to store some
21 small explosive charges, right, because when the
22 two airplanes are connected they can't pull apart,
23 they got to blow up that --

24 MS. LUDOW: Yeah.

25 MR. TOPP: -- that hose.

1 MS. LUDOW: Yeah.

2 MR. TOPP: Right. They are not actually going
3 to be pumping fuel. They go to the point -- I
4 don't know if you have seen the Navy has that jet
5 that's a Drone, but it does refueling. They landed
6 on the carriers. They have done some stuff. So it
7 all has to do with that autonomous refueling.

8 It's just more and more. Like we said
9 earlier, we've got the Young Eagles going. I want
10 to get out there in the public. We put out some
11 things in our Facebook and that kind of thing. And
12 we've got more. We will be taking pictures of the
13 Young Eagles this weekend, also T-45 squadron, and
14 we want to let people in the community know that
15 we're here for the community and to create interest
16 in aviation.

17 MS. LUDOW: We have the aerospace academy
18 coming about twenty kids in November for the tower.

19 MR. TOPP: Right. And we have some Boy Scouts
20 that are coming up to the tower as well.

21 So that's all I have today.

22 Any questions?

23 CHAIRMAN CLARKE: Thank you for that.

24 Mr. Blocker, did you have anything to add your
25 earlier report?

1 MR. BLOCKER: No, sir.

2 CHAIRMAN CLARKE: Mr. Roberts, anything?

3 MR. ROBERTS: Nothing to add to the report.

4 PUBLIC COMMENTS

5 CHAIRMAN CLARKE: All right. Let's see. We
6 have time for public comment. Mr. Riera.

7 MR. RIERA: Jose Riera, 133 Paranza Trace,
8 St. Augustine 32095. My only comment I have at the
9 moment is has the board done any work on trying to
10 determine the aeronautical use of the current
11 tenants in hangars. I just finished reading on the
12 FAA, the OAP magazine, that's one of the
13 requirements if you receive grants, you know, make
14 sure that all of the hangars are being used for
15 aeronautical purposes. I'd like to reiterate that
16 there is a long waiting list waiting for a hangar.
17 So until new hangars are built, I would like to
18 see, hey, let's make sure the ones that we are
19 using are for aeronautical purposes and not for
20 storage.

21 MR. TOPP: Can I speak to that for a second,
22 Mr. Chair?

23 CHAIRMAN CLARKE: Yes, please do.

24 MR. TOPP: One of the things that came up in
25 one of our meetings up there at Atlanta was that --

1 with the help of the FAA they go around and they
2 look in the hangar and let's say it's a total of
3 10,000 square feet. I'm just making something up.
4 The airplane or aerospace use might be 3,800 feet
5 and/or let's say 4,000 to make the math easier.
6 The other 6,000 is cars, parts for cars, jacks,
7 things like that that have nothing to do with
8 aeronautical use. All right. They charge an
9 additional rent for that in conjunction. So it's
10 6,000 feet. What is 6,000 foot U-Store-It cost.
11 And they add that to the least. That was something
12 I was going to look at and we will talk about it in
13 the future. And when James comes back, because we
14 are a little thin right now, we are going to do --
15 I'm not going to announce when that will happen.

16 MR. OLSON: Mr. Chairman, could I also add?

17 CHAIRMAN CLARKE: Yes, please.

18 MR. OLSON: It could be the reason that there
19 are possible other storage use other than aircraft
20 is maybe our rates are so low we're competing with
21 the self-storage complexes.

22 MR. RIERA: Yeah.

23 MS. LUDOW: Well, I can tell you you don't
24 have an airplane in a hangar.

25 MR. OLSON: No, I don't.

1 MS. LUDOW: You would never hear --

2 MR. OLSON: What, do you have a hangar, Reba?

3 MS. LUDOW: Yes, I do. Two hangars, two
4 airplanes in them. Yes. And we charge -- we
5 charge very fair. This is a community airport.

6 MR. TOPP: Right. It's not to say that we
7 should charge more for the airplane people that are
8 staying in there, but if they are keeping other
9 things in that hangar we should look at that.

10 MS. LUDOW: Well, you mean, and no airplane.

11 MR. TOPP: No. They have an airplane in
12 there.

13 MS. LUDOW: Okay. Because we have hangars
14 that have no airplanes in them.

15 MR. TOPP: That has to stop.

16 MS. LUDOW: Like we have not addressed that
17 yet either.

18 MR. TOPP: We will address that. It's on my
19 list which is long and distinguished.

20 MS. LUDOW: We will keep you here as long as
21 we can.

22 MR. TOPP: Okay. Thanks.

23 CHAIRMAN CLARKE: All right. Thank you.

24 As I recall we spoke at the last meeting about
25 reviewing the standard lease starting with the

1 T-hangar lease, did we not, do you recall?

2 MR. TOPP: Yes. What I am trying to do I
3 don't want to load up the folks because we are
4 doing the year end right now. That's the plan for
5 next month.

6 Yes, ma'am.

7 MR. OLSON: I thought aviation counsel was
8 going help hold the pen on draft a policy. So I
9 was under the impression that was being worked on
10 but not by staff. Is that wrong?

11 CHAIRMAN CLARKE: I think it would have to be
12 a collaboration --

13 MR. TOPP: There is two things.

14 CHAIRMAN CLARKE: -- between staff and the
15 counsel.

16 MR. TOPP: Go ahead, Mr. Roberts.

17 MR. ROBERTS: Well, no. I think on the to do
18 list is a rework of the policy manual.

19 MS. LIOTA: Yes, more specifically kind of
20 like election, the lease, the lease policy
21 specifically you were going to take a look at and
22 do some -- do a first draft or draft the revisions.
23 Obviously it will go through the board and staff as
24 well. But I thought that was underway is my
25 impression.

1 MR. ROBERTS: It is. And we have been using
2 the most recent land lease to accomplish a lot of
3 the overhaul of the old template. So I would say
4 yes in progress.

5 MS. LIOTA: Okay.

6 MR. TOPP: There is a new lease to one of our
7 customers right now that we are waiting to
8 finalize. It's been, you know, drafted. Okay.
9 Next person we have.

10 CHAIRMAN CLARKE: All right. Any other
11 members of the public would like to comment?

12 Ms. Martin.

13 MS. MARTIN: I just have a question. Could
14 you just review again for the T-45s, how long are
15 they going to be here and where are they parked?

16 MR. TOPP: They are parked out on the airline
17 terminal ramp. They are using the front part of
18 our terminal building to be as kind of off center
19 if you will. And they will be here until November
20 6th and they operate Monday through Friday. They
21 do not operate Saturday and Sunday.

22 MS. MARTIN: Yeah, I thought I heard -- I'm on
23 the landing strip.

24 MR. TOPP: Yes. They are noisy boogers.

25 MS. MARTIN: I thought I heard different kind

1 of aircraft, one that was really fast.

2 MR. TOPP: Yeah, that's them.

3 MS. MARTIN: Yeah.

4 MR. TOPP: By the way --

5 MS. MARTIN: You said November 5th?

6 MR. TOPP: 6th.

7 MS. MARTIN: 6th.

8 MR. TOPP: You should go out there, Mr. Olson.

9 They are really cool airplanes, all of them. I
10 got to sit in one them. It was really pretty cool.

11 MR. OLSON: Okay.

12 MR. TOPP: I said show me how to start it, I
13 can fly this. That's it. That's all.

14 CHAIRMAN CLARKE: Any other members of the
15 public would like to comment?

16 MR. LIOTTA: Matt Liotta, 93 Lake Mist Court,
17 Saint Johns.

18 It seems like this meeting had no agenda items
19 and all staff reports and lots of discussion about
20 staff reports. It feels to me as a member of the
21 public like there was not an opportunity to treat
22 them as proper agenda items that would be subject
23 to public comments.

24 I would encourage you to take on the
25 transparency and accountability that Mr. Olson

1 brought up and make sure that you're not migrating
2 things away from agenda items that are actually
3 worthy of being agenda items and the appropriate
4 discussion about it. Who knows how many things the
5 public might have commented on in regard to the
6 staff report. So take that as a suggestion.

7 One example of that is Mr. Topp talking about
8 the points related to grants. And he talked about
9 the various ways that those points were established
10 and I am wondering has the staff counted their
11 points internally and seen how those points over
12 the years have changed. Maybe even attributed them
13 to certain operators or tenant. For all we know
14 certain tenants or operator might be worth more
15 points to you than others and it might behoove the
16 airport to know who they are. So I am curious if
17 the staff has done.

18 MR. TOPP: Yes, that's part of what my
19 presentation will be in November. There is about
20 5,000 pages that I need to go through between now
21 and then to get all that information, because there
22 is CFR's, all different things. So, yes, I will be
23 presenting that as part of it.

24 MR. LIOTTA: Thank you.

25 MR. TOPP: Sure.

1 CHAIRMAN CLARKE: Thank you, Mr. Liotta.

2 Any other members of the public wish to

3 comment? Hearing none.

4 AUTHORITY MEMBERS - COMMENTS AND REPORTS

5 CHAIRMAN CLARKE: We have member comments,

6 board member comments.

7 Begin with Ms. Liotta.

8 MS. LIOTA: I have nothing.

9 CHAIRMAN CLARKE: Nothing.

10 Ms. Ludlow.

11 MS. LUDOW: Yes. I know you knew this was
12 coming. I want to say that I think that the board
13 is working very well together. The interim
14 executive director is doing a fantastic job. When
15 we get a permanent executive director he will be in
16 such better shape than if he came in here green and
17 had to redo the computers and the IT systems and
18 things that he didn't really know anything about.

19 So I really, really appreciate, you know, what
20 Jamie does. And I appreciate what the board does
21 too. I don't like it that we have dissention from
22 the crowd, you know, from the people that come to
23 see our meetings. And, you know what, yeah, we
24 have been having two meetings a month and a lot of
25 workshops and things in between. So we've been

1 working our butt off. So we need a little pat on
2 the back, Matt.

3 So what we finally had a meeting that it was
4 staff reports. Good. We are still making headway
5 and we are going in the right direction.

6 And I have something else I was going to bring
7 up, but because I just said that I'm not going to.
8 That's all I have.

9 CHAIRMAN CLARKE: All right. Thank you.

10 Mr. Olson.

11 MR. OLSON: Two things. I really feel that
12 this board needs to have a special meeting, a
13 workshop focusing on the financial picture for our
14 authority, comprehensively. I think working
15 through the budget for that we just had a hearing
16 on and approved for this year brought forth a bunch
17 of concerns.

18 Glad to hear that Jesse Dunn from the County
19 is engaged in helping us look at that, but it's
20 a -- I believe it's a full board issue that needs
21 to be addressed now rather than nearly the end of
22 year, because we do have that depletion of cash of
23 the authority and if we lose that -- if we deplete
24 that we can't even match grants. So we've been
25 living or improving everything off grants. Plus

1 our chair has pointed out the possibility of
2 incurring debt. You have to have very sound
3 financial stuff together in order to incur debit.
4 So I urge that that be done soon within the next
5 two months.

6 So I don't know who wants to respond, but if
7 there is any board members who disagree with the
8 special workshop of this board on the financial
9 picture, please engage on why you think we
10 shouldn't do it.

11 The other thing I have is I was a bit cut off
12 on my sharing of the 21 acres concerns. I was
13 going to end it by distributing to my fellow board
14 members my notes from my call with the president of
15 Martin Air if they want them. I'm sure Ms. Liotta
16 will not want them because she has been very
17 careful about keeping separated from any issues
18 related to the 21 acres or Part 16, but I am sure
19 with the other boards members and our counsel. And
20 I have one for you, Jamie, also.

21 MR. TOPP: Thank you.

22 MS. LUDOW: No wonder I didn't know who Steven
23 Green was. You could have said Martin Air.

24 MR. OLSON: And he has concurred those are
25 correct -- a correct summary of our conversation.

1 CHAIRMAN CLARKE: Is that it, Mr. Olson?

2 MR. OLSON: Yes.

3 CHAIRMAN CLARKE: All right. I think
4 Mr. Olson brings up a very important point about
5 understanding financials. I think it is absolutely
6 worthwhile to have a workshop on that. I would
7 defer to Mr. Topp, because our staff is closing out
8 the year, the fiscal year. So perhaps whenever
9 those financials are available we can get that
10 scheduled. I think that's a great idea and
11 fullheartedly support it.

12 Second issue is also Mr. Green, you know,
13 thank you for being here. We weren't aware who you
14 were affiliated with. If anyone in the public
15 would like to see Mr. Olson's notes they are
16 available to you, please contact Mr. Topp and we
17 will e-mail those notes to you if you have an
18 interest in that.

19 I would like to echo Ms. Ludlow's comments
20 about -- my final comment is during the transition
21 to the new executive director we would like to see
22 that made as smooth as possible. We have
23 individual interviews that is among the members of
24 the board where each is scheduled to meet with the
25 candidates individually for a short meeting and

1 that is be followed by a public meeting where we
2 will -- the candidate will either be here in person
3 or we will have them on a zoom call and we will get
4 to ask to them questions in public.

5 But I would like to suggest that to avoid the
6 trauma of the last transition where we had sort of
7 abrupt departure of the previous interim executive
8 director and the office manager, you know, that was
9 a difficult period and I think it would be wise for
10 the board -- like to hear some consensus among
11 board member of keeping Mr. Topp engaged in some
12 capacity as, you know, perhaps a short period of
13 time where he would serve as assistant director or
14 otherwise be available to the new incoming
15 director, because as you can probably detect from
16 some of the conversations there is a lot of complex
17 issues that the airport is faced with and I want to
18 make sure that the new director, you know, when
19 they get their -- in order to get their feet on the
20 ground and be effective that they will be able to
21 make that transition as smooth as possible. Having
22 Mr. Topp available would be, I think, key to that.

23 And so I would look for some consensus among
24 the board members by asking you if that's the case,
25 if our counsel believes that that may be something

1 that warrants a contractual arrangement with
2 Mr. Topp, I would like to be advised by that.
3 Yeah, that's all I had to say about that.

4 MS. LIOTA: Sorry. You go first.

5 MR. OLSON: Well, no, you go.

6 MS. LIOTA: I have a definite opinion about
7 that. And I think its -- it would be wrong for the
8 board to determine what the -- what it looks like
9 for the transition period. We already have a six
10 month agreement with Mr. Topp, which I fully
11 support. However, beyond that, we have a new
12 executive director in, that new executive director
13 needs to have the flexibility to do the transition
14 as that new executive director sees fit and whether
15 that be extending the contract, or not, or doing a
16 different contract, I don't think we should be
17 taking choices away from our new executive director
18 before that person is even selected.

19 MR. OLSON: I completely agree with what's
20 just been said. I don't need to speak.

21 MS. LUDOW: Right. And that's the other thing
22 I was going to bring up and I decided not to. But
23 it was the executive director search, I think we
24 need to look into that very extensively.

25 MR. OLSON: In what way?

1 MS. LUDOW: Well, we don't have enough proper
2 information. We don't know where the applications
3 were sent. We have no idea who received the
4 applications, because the board just got a number.
5 We have not -- she did not distribute the minutes
6 that you wrote up at the first meeting, Jennifer,
7 because she didn't know whether she was supposed to
8 or not. And there are none for the second meeting
9 and that was not announced. So we went from like
10 68 applicants to two. So.

11 MS. LIOTA: I can speak a little bit to that.
12 I don't think that that's a fair characterization
13 of this process respectfully. I think Michelle did
14 a very good job.

15 MS. LUDOW: I do to.

16 MS. LIOTA: She was very detailed in what she
17 did, how she handled the applications that were
18 sent to her. I don't think that there was anything
19 that was less than perfectly clear about what we
20 were doing or how we were doing it.

21 MS. LUDOW: Where did they go?

22 MS. LIOTA: They went from staff and they went
23 to Michelle.

24 MS. LUDOW: No. Where were they advertised?

25 MR. OLSON: A number of places.

1 MS. LUDOW: Where? I'd like to know where
2 they went.

3 MR. OLSON: You missed one of those two
4 meetings we had.

5 MS. LUDOW: It was not posted.

6 MS. LIOTA: We had over 70 applicants -- over
7 70 applicants. I think it's a -- I honestly think
8 it's a little late in the day to be saying like all
9 of a sudden now our process is somehow fatally
10 flawed. We had it -- it was posted. It was -- I
11 don't know exactly where. I will fully admit that.
12 I am sure staff can get us the records of where
13 this posted out. We had dozens and dozens of
14 applications. We had two workshops that were open
15 to the public for people to come in and watch us go
16 through them. And, yes, because this process has
17 taken so long we had our short list got shorter
18 because there were some people that staff told me
19 who had taken other opportunities or were no longer
20 available. So that's why we have two.

21 MS. LUDOW: But, Jennifer, if Bob can bring up
22 something from the past and he's already had all of
23 his questions answered. And, Steven Green, if you
24 look up our minutes on the web, you know, you can
25 see all the answers where Mr. Olson was satisfied

1 at that point. So if we can bring that up we can
2 bring up the employees.

3 MS. LIOTA: Well, I think you are fully -- you
4 are a board member of this authority. I fully
5 support if you have concerns bring them up. I
6 don't share those concerns. And I don't think that
7 there is anything in front of the authority unless
8 you are trying to make a motion that we stop the
9 process, which I don't know if that's what you are
10 suggesting. I would not support such a motion.

11 CHAIRMAN CLARKE: Anything else? All right.
12 All right. Just in answer to your concerns about
13 Mr. Topp, I didn't mean to suggest we needed to
14 sign a contract for Mr. Topp, but I was hoping that
15 the new director would avail himself of Mr. Topp's
16 services and that the board would not have an
17 objection to continuing to employ Mr. Topp as a
18 consultant or a part-time employee for such time as
19 it would be necessary to make a smooth seamless
20 transition. That was my only -- that was my only
21 issue.

22 MS. LIOTA: Yeah, I wouldn't -- again, I don't
23 want to give the wrong impression here. I would
24 not want to in any way inhibit the new executive
25 director from availing himself.

1 CHAIRMAN CLARKE: Nor would I.

2 MR. TOPP: Our last two applicants at this
3 point are men. So it would be a him. To have
4 full -- all options should be on the table. I
5 don't, you know -- I'm not being -- advocating a
6 position one way or the other except that it's --
7 we should put it in the hands of the new executive
8 director.

9 CHAIRMAN CLARKE: Okay. Agreed.

10 All right. Any other matters?

11 MS. LUDOW: We have -- we have a guest here
12 that none of us really know. But, thank you. You
13 brought the brochures. So is there anything you
14 wanted to say?

15 MS. VERA: Thank you very much for
16 acknowledging me. I just want you to take a look
17 at it. I came here to this board meeting. I know
18 we are not talking about what my expertise is. I
19 actually don't know whether if it was okay for me
20 to hand them out. But I live 20 minutes away from
21 here. I am a St. Augustine resident. And I have
22 extensive experience in mostly terminal planning,
23 zoning, for a lot of airports. And there is
24 nothing I would love to do more than to be apart,
25 however small or large, of what you guys are doing.

1 I know you are doing a fantastic job.

2 You have a master plan ahead of you. I
3 attended one of the workshops, one of the early
4 workshops for the master plan. Unfortunately I had
5 to go out town for an extended period of time so I
6 was not able to attend some of the more recent
7 workshops. But I want you to take a look at the
8 work I've done before. You know, my main project
9 was the south terminal at Miami International
10 Airport. That was a 1.1 billion dollar project. I
11 managed that project cradle to grave with a lot of
12 consultants.

13 MS. LUDOW: We don't have your name.

14 MS. VERA: Name of the consultants?

15 MR. OLSON: No. When you stand up you usually
16 give your name.

17 MS. VERA: Oh, I'm sorry. I'm sorry. My name
18 is Olga Vera.

19 MS. LUDOW: Oh. Okay.

20 MS. VERA: Yes. I am an architect and my
21 expertise has -- even though I am an architect I
22 have -- I've done planning, I've done aircraft
23 layouts, I've done a lot of environmental work just
24 because it was related to the project that I was
25 working on. A little bit of the actual design, a

1 lot of the management of the design.

2 So, you know, I want to be clear that a lot of
3 these pictures that you see are a result of my
4 management and some of my creativity, but not all
5 of my creativity. So I just want you to take to a
6 look at it. I know you are not there yet. You got
7 your existing airport, but in the future and in the
8 present if you need for anything however small or
9 large, my expertise, I am 20 minutes away, all I
10 need is a phone call, a text message, or e-mail,
11 Olga, I want you to take a look at this, what do
12 you think.

13 MS. LUDOW: Thank you for coming. Yes.

14 MR. OLSON: Your brochure is impressive.

15 CHAIRMAN CLARKE: Thank you.

16 MR. OLSON: We're hoping a new concourse to
17 add on to our terminals this year.

18 MS. LUDOW: Thank you.

19 MS. VERA: I don't know that Concourse A would
20 fit here.

21 MS. LUDOW: Okay.

22 MS. VERA: But yeah.

23 CHAIRMAN CLARKE: Thank you.

24 Any other matters? All right.

25 We will adjourn.

1 MS. LUDOW: I make a motion we adjourn.

2 CHAIRMAN CLARKE: All in favor?

3 MS. LIOTA: Aye. Second.

4 MR. OLSON: Aye.

5 MS. LUDOW: Aye.

6 CHAIRMAN CLARKE: Meeting adjourned.

7 (Thereupon, at 5:07 p.m. the meeting was
8 adjourned.)

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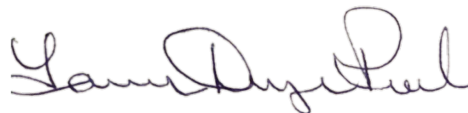
The State of Florida)
County of St. Johns)

I, Laura Dwyer Pierle, Court Reporter, do hereby certify that I was authorized to and did report the above meeting in stenotype; and that the foregoing pages numbered from 1 to 56, inclusive, are a true and correct transcription of my stenotype notes taken during said meeting.

I further certify that I am not attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel of party connected with the action, nor am I financially interested in the action.

The foregoing certification of this transcript does not apply to any reproduction of the same by any means unless under the direct control and/or direction of the certifying reporter.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of November, 2023.



Laura Dwyer Pierle, Notary
Public, in and for the State
of Florida at large.
My Commission Expires
10/26/24
My Commission #HH 053319

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